

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #13CV01223
County of Jackson) Sheriff's Case #17-04240

NOTICE OF SHERIFF'S SALE (Real Property)

On December 19, 2017, at the hour of 10:00 AM at the Jackson County Sheriff's Office, Civil Division, 5179 Crater Lake Hwy, in the City of Central Point, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Jackson County Sheriff's Office, subject to redemption, all of the interest which the Defendants THE UNKNOWN HEIRS AND DEVISEES OF JOHN C. RUSSELL, DECEASED; MARY E. RUSSELL; JOHN T. RUSSELL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; COUNTRWIDE BANK, N.A.; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED ("Defendants") had on April 22, 2004, the date of the foreclosed Deed of Trust which was recorded on May 3, 2004, as Instrument No. 2004-024595 in the official records of the Jackson County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

Commencing at a 1 inch galvanized iron pipe at the Southeast one-sixteenth Section corner of Section 7, Township 35 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 25° 34' 50" East 170.0 feet to an iron pin being the point of beginning; thence continue North 25° 34' 50" East, 267.23 feet to the Southerly boundary of Leafwood Drive; being on a curve from which the radius point bears South 1° 52' East, 170 feet; thence Southeasterly along said curve 133.22 feet having a central angle of 44° 56'; thence along the Southwesterly boundary of said drive, South 46° 56' East, 295.35 feet; thence along the Southwesterly boundary of said drive, 63.99 feet on the arc of a curve right (which arc has a radius of 70.00 feet and a long chord of South 20° 44' 35" East, 61.79 feet); thence along the Westerly boundary of Leafwood Drive and the Westerly boundary of Wedgewood Drive, South 05° 26' 50" West, 120.23 feet to an iron pin; thence North 57° 19' 40" West, 290.88 feet to an iron pin; thence North 83° 00' 00" West, 220.04 feet to the point of beginning.

The property is commonly known as: 65 LEAFWOOD DRIVE, EAGLE POINT, OR 97524.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated February 16, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where BANK OF AMERICA, N.A., is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF JOHN C. RUSSELL, DECEASED; MARY E. RUSSELL; JOHN T. RUSSELL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; COUNTRWIDE BANK, N.A.; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED is defendant.

PROSPECTIVE BIDDERS READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without prior sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Jackson County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowed costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowed costs.

Interested parties can obtain additional information in either of the following websites:

<http://oregonsheriffssales.org/>

<http://jacksoncountyor.org/sheriff/services/sheriffs-sales>

NATHAN SICKLER, SHERIFF
Jackson County, Oregon