

# JACKSON COUNTY SHERIFF'S OFFICE

“Conservators of the Peace”

Sheriff Nathan Sickler



State of Oregon )  
 )  
 County of Jackson )

Court Case #15CV11653

Sheriff's Case #17-06310

## 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, in the following described real property:

**Commencing at the quarter section corner on the North line of Section 8 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 0°06'35" East, along the line through the center of said Section 8, a distance of 1335.39 feet to intersect the center line of a 60.00 foot roadway commonly referred to as Hondeleuw Lane; thence North 89°40'058" West, along the centerline of said Hondeleuw Lane, a distance of 492.82 feet to the True Point of Beginning; thence continue North 89°30'05" West, along said centerline, a distance of 174.12 feet to the center line of a 60.00 foot roadway, a distance of 332.24 feet; thence north 89°59'30" East a distance of 174.12 feet to a point North 0°06'35" West of the True Point of Beginning; thence South 0°06'35" East, a distance of 33.24 feet to the True Point of Beginning.**

**EXCEPTING THEREFROM: The Westerly and Southerly 30.0 feet.  
 (Map No. 371W08BA, Tax Lot 900, Account No. 1-042283-3, Code 49-01)**

The property is commonly known as: 3708 Springbrook Road, Medford, Oregon 97504  
 3798 Springbrook Road, Medford, Oregon 97504  
 3738 Springbrook Road, Medford, Oregon 97504  
 3768 Springbrook Road, Medford, Oregon 97504  
 1741 Hondeleau Road, Medford, Oregon 97504  
 1751 Hondeleau Road, Medford, Oregon 97504.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated May 17, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where JOHANN HUNTER Personal Representative for the ESTATE OF LAURA FERNANDEZ is plaintiff, and SOUTHERN OREGON VENTURES, LLC, an Oregon Limited Liability Company, JAMES and

HELEN CHRISTOPHERSON husband and wife, RONALD K. HARDIN and JUDY A. HARDIN, husband and wife, 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