

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon ) Court Case #13CV01065  
 )  
County of Jackson ) Sheriff's Case #17-05356

## NOTICE OF SHERIFF'S SALE (Real Property)

On December 12, 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, the defendant's interest, in the following described real property:

**Lots 10 and 11 of VAWTER SUBDIVISION in Jackson County, Oregon. TOGETHER WITH that portion of Dark Hollow Road adjacent and inuring thereto by vacation proceedings recorded April 27, 1977 as Document No. 77-08142, Official Records of Jackson County, Oregon, situated in Section 1 Township 38 South, Range 2 West, Willamette Meridian in Jackson County, Oregon. EXCEPTING THEREFROM Beginning at a point which bears North, 200.93 feet, and West 485.98 feet from a brass cap monument marking the reestablished One Quarter corner between Section 1 and 12, Township 38 South, Range 2 West of Willamette Meridian in Jackson County, Oregon; thence South 89' 45'36" West, 300.00 feet to a 5/8 inch iron pin; thence North 0'21'36" East, 400.00 feet to the North line of Lot 10, Vawter Subdivision, said County and State, thence along said North line, North 89'45'36" East, 300.00 feet to the Northeast corner of said Lot; thence along the East line of said Lot, South 0'21'36" West (record South) 400.00 feet to the point of beginning.**

The property is commonly known as: 3013 DARK HOLLOW ROAD, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution dated June 26, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where OCWEN LOAN SERVICING, LLC, ITS SUCCESSORS AND/OR ASSIGNS is plaintiff, and P. JEFFERY MEIER; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3013 DARK HOLLOW ROAD, MEDFORD, OR 97501 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