

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon ) Court Case #16CV33079  
 )  
County of Jackson ) Sheriff's Case #17-07622

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

On February 13, 2018, 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 defendant(s) had on October 15, 2005, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter, in the following described real property:

**Commencing at the Northeast corner of Donation Land Claim No. 38 in Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon; thence South 0° 21 1 West along the East line of said Claim 2652.50 feet to the North line of the Medford-Provolt Highway; thence North 89° 35 1 West along said Highway 942.42 feet; thence North 0° 21 1 East 435.6 feet; thence North 89° 35 1 West 200.0 feet to the true point of beginning; thence North 0° 21 1 East 217.5 feet; thence North 89° 35 1 West 100.0 feet; thence South 0° 21 1 West 217.5 feet; thence South 89° 35 1 East 100.0 feet to the true point of beginning.**

The property is commonly known as: 8608 HIGHWAY 238, JACKSONVILLE, OR 97530.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated July 10, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where KEY BANK N.A. is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF MARY ANNE PETERSEN, DECEASED; THERESA VALLE ACREE, CLAIMING SUCCESSOR OF THE ESTATE OF MARY ANNE PETERSEN, DECEASED; THERESA VALLE ACREE; ROGER L DONOHUE; SHIRLEY A DONOHUE; STATE OF OREGON, DEPARTMENT OF REVENUE; FIA CARD SERVICES, N.A.; PROVIDENCE HEALTH AND SERVICES; AND

PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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://oregonsheriffsales.org/>

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

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon