

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #16CV33380
)	
County of Jackson)	Sheriff's Case #17-06302

NOTICE OF SHERIFF'S SALE (Real Property)

On March 6, 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 that the Defendant had on or about , the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

Beginning at a point 1.28 chains West and 1355 feet South of the Northwest corner of Donation Land Claim No. 66; thence running South 165 feet parallel with the West boundary of said Donation Land Claim No. 66; thence East 330 feet; thence North 165 feet; thence West 330 feet to the point of beginning, situated in Section 15, Township 37 South, Range 2 West, of the Willamette Meridian in Jackson County, Oregon.

The property is commonly known as: 469 TULIPAN STREET, TALENT, OR 97540.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 13, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF CHARLES FRIESEN; LAWRENCE RAY FRIESEN; TULIPAN COURT HOMEOWNERS ASSOCIATION ; UNITED STATES OF AMERICA; STATE OF OREGON; OCCUPANTS OF THE PROPERTY 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