

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon	)	Court Case #16CV39402
	)	
County of Jackson	)	Sheriff's Case #17-06694

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

On March 27, 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 defendants had on April 25, 2007, the date of the Deed of Trust, and also all of the interest that defendants had thereafter, in the following described real property:

**COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16 IN TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 70.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID LINE, A DISTANCE OF 70.0 FEET; THENCE WEST, 260.0 FEET, THENCE SOUTH, 70.0 FEET; THENCE EAST, 260.0 FEET TO THE TRUE POINT OF BEGINNING.**

The property is commonly known as: 723 PINE STREET, ROGUE RIVER, OR 97537.

Said sale is made pursuant to a Writ of Execution dated July 17, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH, FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4 is plaintiff, and VIKKI WILHITE AND MARCUS WILHITE, WIFE AND HUSBAND; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"); FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF MLB&T CO., FSB, A CORPORATION;

AMY RACHEL WILHITE; 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