

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #17CV17303

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County of Jackson

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Sheriff's Case #17-09126

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

On May 2, 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 4/17/2003, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

**COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD RUNNING THROUGH KING'S ACRES, SAID POINT BEING 2191.25 FEET SOUTH AND 570.0 FEET WEST OF THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 84, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 250.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH, 198.75 FEET; THENCE WEST, 70.0 FEET; THENCE NORTH 198.75 FEET; THENCE EAST, 70.0 FEET TO THE TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MEDFORD IN INSTRUMENT RECORDED JULY 8, 2009 AS DOCUMENT NO. 2009-026025, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.**

The property is commonly known as: 792 GARFIELD AVENUE, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated September 6, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is plaintiff, and WILLIAM B. MANLEY AKA WILLIAM BRETT MANLEY; CITY OF MEDFORD; JANET P. MANLEY; 21ST MORTGAGE CORPORATION; 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://oregonsheriffssales.org/>

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

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon