

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #14CV00962

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County of Jackson

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Sheriff's Case #17-09772

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

On May 8, 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 3/19/2008, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

**COMMENCING AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 56 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 89° 44' EAST, ALONG THE SOUTH LINE OF SAID CLAIM, A DISTANCE OF 1035.86 FEET; THENCE SOUTH 0° 31' WEST 20.0 FEET TO A 5/8" IRON BAR ON THE SOUTH LINE OF COAL MINE ROAD; THENCE NORTH 89° 44' WEST, ALONG SAID ROAD LINE, A DISTANCE OF 184.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 31' WEST 377.7 FEET; THENCE NORTH 89° 44' WEST 176.0 FEET; THENCE NORTH 0° 31' EAST 377.7 FEET TO THE SOUTH LINE OF SAID COAL MINE ROAD; THENCE SOUTH 89° 44' EAST, ALONG SAID ROAD LINE, A DISTANCE OF 176.0 FEET TO THE TRUE POINT OF BEGINNING.**

The property is commonly known as: 4360 COAL MINE ROAD, MEDFORD, OR 97504.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated October 18, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where NATIONSTAR MORTGAGE LLC is plaintiff, and WENDY POOL; ELIANA POOL; GARY POOL; 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