

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #15CV24275

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County of Jackson

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Sheriff's Case #17-09774

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

On May 9, 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 Floyd Adams had on the 3rd day of November 2004, the date of the Mortgage, and also all of the interest that Defendants had thereafter, in the following described real property:

**COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 58 IN TOWNSHIP 36 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THENCE WEST 649.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST 264.73 FEET; THENCE NORTH 472.53 FEET; THENCE EAST 264.73 FEET; THENCE SOUTH 472.53 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE SOUTH 36.93 FEET.  
TAX PARCEL NUMBER: 10191562**

The property is commonly known as: 2142 SCENIC AVENUE, CENTRAL POINT, OR 97502.

Said sale is made pursuant to a Writ of Execution dated September 19, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2004-AB2 is plaintiff, and FLOYD A. ADAMS, an individual; HOUSEHOLD FINANCE CORPORATION II, a Delaware corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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