

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #13CV02087
)
County of Jackson) Sheriff's Case #17-08484

NOTICE OF SHERIFF'S SALE (Real Property)

On April 25, 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 which the defendants had on May 12, 2003, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

**BEGINNING AT A POINT IN THE CENTER LINE OF PIONEER ROAD FROM WHICH THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 47 IN TOWNSHIP 38 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEARS SOUTH 903.08 FEET AND WEST 2504.7 FEET, THENCE NORTH 76 DEGREES 27' 00" WEST 154.3 FEET ALONG THE CENTER LINE OF SAID ROAD; THENCE SOUTH 317.01 FEET; THENCE EAST 150 FEET TO THE WEST LINE OF TRACT DESCRIBED IN VOLUME 399, PAGE 76, OF THE JACKSON COUNTY, OREGON DEED RECORDS; THENCE NORTH, ALONG SAID LINE 280.86 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PART LYING WITHIN PIONEER ROAD.**

The property is commonly known as: 6733 PIONEER ROAD, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution dated September 13, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where EVERBANK is plaintiff, and PETER MILLS; HEIDI MARIE MILLS; DEEPGREEN FINANCIAL, INC.; CAPITAL ONE BANK (USA), N.A.; FIA CARD SERVICES, N.A.; AMERICAN EXPRESS CENTURION BANK; SOUTHERN OREGON CREDIT SERVICE, INC.; COUNTY OF JACKSON; MARK E. WATERS; JACQUELYN A. WATERS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; STATE OF OREGON, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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