

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #16CV14254
)	
County of Jackson)	Sheriff's Case #17-08485

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 defendant(s) had on December 8, 2006, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter, in the following described real property:

Commencing at the Northwest corner of the Southeast Quarter of Section 30 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence West along the East and West center line of said Section 360.0 feet; and thence South 475.0 feet to the true point of beginning; thence South 160.0 feet to the most Southerly Southeast corner of tract described in Volume 374, Page 359 of the Deed Records of Jackson County, Oregon; thence East 360.0 feet; to a point on the West line of the Southeast Quarter of said Section 30, said point being 635 feet South of the Northwest corner of said Southeast Quarter; thence North 211.0 feet; thence West 200.0 feet; thence South 51.0 feet; thence West 160.0 feet to the true point of beginning.

The property is commonly known as: 6883 COLEMAN CREEK ROAD, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1 is plaintiff, and DOUGLAS VOLK, PATRICIA VOLK, CREDIT SERVICES OF OREGON, INC., GENERAL CREDIT SERVICE, INC., PORTFOLIO

RECOVERY ASSOCIATES, PRECISION CREDIT, LLC, SOUTHERN OREGON CREDIT SERVICE, INC. , STATE OF OREGON, DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE , UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, AND PERSONS OR PARTIES 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