

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #17CV21385

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County of Jackson

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Sheriff's Case #17-10239

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

On May 22, 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, the defendant's interest, in the following described real property:

**BEGINNING AT A POINT 710.0 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 29 IN TOWNSHIP 33 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 200.0 FEET; THENCE WEST, 280.0 FEET; THENCE NORTH 80.0 FEET; THENCE WEST, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH, ON SAID LINE, 330.0 FEET; THENCE EAST, 1270.0 FEET; THENCE NORTH 50.0 FEET; THENCE EAST 50.0 FEET TO THE POINT OF BEGINNING. SAVE AND EXCEPT THAT PART LYING WITHIN THE BOUNDARY OF LOPER ROAD.**

The property is commonly known as: 214 LOPER LANE, TRAIL, OR 97541.

Said sale is made pursuant to a Writ of Execution dated November 17, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where DITECH FINANCIAL LLC is plaintiff, and LEHMAN LOUIS ADAMS, JR., AFFIANT OF CLAIMING SUCCESSOR OF THE SMALL ESTATE OF LEMOND LOUIS ADAMS aka LEHMAN LOUIS ADAMS; DONALD GEAN ADAMS; CARLOS JACK ADAMS and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 214 LOPER LN, TRAIL, OR 97541 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