

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon )  
County of Jackson )

Court Case #15CV00939  
Sheriff's Case #17-09769

## 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, all of the interest which the Defendants MICHAEL P. HANSEN; PAMELA G. HANSEN AKA PAMELA GENE HANSEN NKA PAMELA GENE BRANSCUM; AND OCCUPANTS OF THE PREMISES ("Defendants") had on March 30, 2007, the date of the foreclosed Deed of Trust which was recorded on April 4, 2007, as Instrument No. 2007-016151 in the official records of the Jackson County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

Beginning at the Northeast corner of Government Lot 3, in Section 6, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence West, 24 rods; thence South, 30 rods; thence East, 24 rods; thence North, 30 rods, to the point of beginning. EXCEPTING THEREFROM the West 180.0 feet. ALSO, EXCEPTING THEREFROM any portion of the above described tract situated within the boundary of that certain tract described in Circuit Court Case No. 67-1059-E, Decree filed April 4, 1968, in Jackson County, Oregon, as follows: beginning at a point on the Northerly right of way line of Relocated Old Stage Road, which point bears South 620.05 feet, and East 685.35 feet, from a 1" iron pipe monumenting the reestablished North quarter corner of Section 6, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 17° 08' East, 107.43 feet; thence North 52° 14' 35" East, 102.54 feet; thence South 84° 50' 55" East, 449.91 feet, more or less, to the Northwest corner of that parcel described in Volume 368, Page 200, Deed Records, Jackson County, Oregon; thence West, 379.49 feet (record 392.99 feet); thence South, 50.00 feet; thence West, 67.0 feet; thence South, 121.12 feet, to said right of way line; thence North 68° 03' West, along said right of way line, 123.25 feet, to the point of beginning. ALSO, EXCEPTING THEREFROM that real property described in Deed recorded July 10, 1952, in Volume 368, Page 199, Deed Records, Jackson County, Oregon.

**The property is commonly known as: 4974 OLD STAGE ROAD, CENTRAL POINT, OR 97502.**

Said sale is made pursuant to a Writ of Execution in Foreclosure dated July 24, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR GSR2007-4F., its successors in interest and/or assigns is plaintiff, and MICHAEL P. HANSEN; PAMELA G. HANSEN AKA PAMELA GENE HANSEN NKA PAMELA GENE BRANSCUM; AND OCCUPANTS OF THE PREMISES 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