

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #15CV29018

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County of Jackson

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Sheriff's Case #18-01496

NOTICE OF SHERIFF'S SALE (Real Property)

On June 6, 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 20, 2011, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

DESCRIBED IN THE DEED OF TRUST AS:

ALL THAT PARCEL OF LAND IN CITY OF EAGLE POINT, JACKSON COUNTY, STATE OF OREGON, BEING KNOWN AND DESIGNATED AS LOT SIX (6) IN BLOCK 1 OF SARAH PARK, RESUBDIVISION OF BLOCKS 1, 2 AND 3, AND BEING MOREFULLY DESCRIBED IN DEED DOC #199729871 DATED 08/01/1997 AND RECORDED 08/11/1997, JACKSON COUNTY RECORDS, STATE OF OREGON.

AND MORE ACCURATELY DESCRIBED AS:

ALL THAT PARCEL OF LAND IN CITY OF EAGLE POINT, JACKSON COUNTY, STATE OF OREGON, BEING KNOWN AND DESIGNATED AS LOT SIX (6) IN BLOCK 1 OF SARAH PARK, RESUBDIVISION OF BLOCKS 1, 2 AND 3, AND BEING MORE FULLY DESCRIBED IN DEED DOC #199729871 DATED 08/01/1997 AND RECORDED 08/11/1997, JACKSON COUNTY RECORDS, STATE OF OREGON.

The property is commonly known as: 750 SARAH PARK CIRCLE, EAGLE POINT, OR 97524.

Said sale is made pursuant to a Writ of Execution dated February 1, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where CARRINGTON MORTGAGE SERVICES LLC is plaintiff, and NADINE GWILLIAM, INDIVIDUALLY AND

AS CONSTRUCTIVE TRUSTEE OF THE ESTATE OF ELLA CECELE TERRY;
UNKNOWN HEIRS OF ELLA CECELE TERRY; WELLS FARGO BANK, N.A.;
JPMORGAN CHASE BANK, N.A., SUCCESSOR IN INTEREST BY PURCHASE FROM
THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF
WASHINGTON MUTUAL BANK, SUCCESSOR IN INTEREST TO LONG BEACH
MORTGAGE COMPANY; UNITED STATES OF AMERICA; PARTIES IN POSSESSION 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