

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #14CV06250
)	
County of Jackson)	Sheriff's Case #17-10238

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 THE ESTATE OF VERNALEE WILLIAMS, DECEASED; UNKNOWN HEIRS AND DEVISEES OF VERNALEE WILLIAMS, DECEASED; CALVIN C. WILLIAMS; JOHNNY COLEMAN; KENNETH COLEMAN; LORI NIELSEN; CHARLES WILLIAMS; PAMELA WILLIAMS; SONJA WILLIAMS; TROY WILLIAMS; CINDY ZINK; and PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN] ("Defendants") had on December 7, 2007, the date of the foreclosed Deed of Trust which was recorded on January 9, 2008, as Instrument No. 2008-000820 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:

Commencing at the section corner common to Sections 8, 9, 16 and 17, Township 35 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence North, along the east line of Section 8, a distance of 972.0 feet, to the southeast corner of tract described in No. 77-04229 of the Official Records of Jackson County, Oregon; thence West, along the south line of said tract, 267.0 feet, to the southwest corner thereof, also being on the east line of tract described in No. 76-18268, said Official Records; thence Southerly along said east line, 158.0 feet, more or less, to the southeast corner of said tract, and the true point of beginning; thence North 89°09'10" West, along the south line of said tract, 419.27 feet, to the southwest corner thereof; thence South 149.58 feet, more or less, to a 5/8" iron pin, on the south line of the North Half of the Southeast Quarter of the Southeast Quarter of said Section 8; thence South 89°08'01" East, along said south line, 419.27 feet, more or less, to a point which bears South 0°23' West, from the true point of beginning; thence North 0°23' East, 150.0 feet, more or less, to the true point of beginning.

The property is commonly known as: 8113 W EVANS CREEK ROAD, ROGUE RIVER, OR 97537.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 30, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where NATIONSTAR MORTGAGE LLC is plaintiff, and THE ESTATE OF VERNALEE WILLIAMS, DECEASED; UNKNOWN HEIRS AND DEVISEES OF VERNALEE WILLIAMS, DECEASED; CALVIN C. WILLIAMS; JOHNNY COLEMAN; KENNETH COLEMAN; LORI NIELSEN; CHARLES WILLIAMS; PAMELA WILLIAMS; SONJA WILLIAMS; TROY WILLIAMS; CINDY ZINK; 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