

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon ) Court Case #17CV56314  
)  
County of Jackson ) Sheriff's Case #18-03220

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

On June 14, 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 defendant's interest, in the following described real property:

**LOT 21, NEW CITY ESTATES, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 32, PAGE 91, OF PLAT RECORDS.**

The property is commonly known as: 7860 PHAEDRA LANE, WHITE CITY, OR 97503.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated April 18, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where JAMES F. KUNTZ, Trustee of the PAUL KUNTZ IRREVOCABLE TRUST, and JOHN CARSON and JANE CARSON, Trustees of the Carson Living Trust dated January 15, 2001 is plaintiff, and JAMES C. NISTLER; MIKE MALEPSY, MARY VANNICE, and THE UNKNOWN HEIRS AND DEVISEES OF THOMAS MALEPSY (correctly known as THE UNKNOWN HEIRS AND DEVISEES OF THOMAS MALEPSY); STATE OF OREGON DEPARTMENT OF REVENUE; SANDRA WETZEL; IRIS REAGAN, Trustee of the Reagan Family Trust dated July 26, 2004, THE UNKNOWN HEIRS AND DEVISEES OF BILL REAGAN, RICK L. BARTLETT, and THE UNKNOWN HEIRS AND DEVISEES OF JEAN BARTLETT (correctly known as THE UNKNOWN HEIRS AND DEVISEES OF JOAN BARTLETT); FIGUEROAS LANDSCAPING LLP, an Oregon limited liability partnership; RAYMOND J. ARKIE; ROXANNE ARKIE; NANCY DAVIDSON; ERIC JOHNSON; JEREMY WESTON; BELINDA and ROBERT ETTTELBRICK, TRUSTEES OF THE ETTTELBRICK LIVING TRUST; ROBERT N. ETTTELBRICK, TRUSTEE OF THE ROBERT N. ETTTELBRICK TRUST; FRED J. YOUNGBLOOD, TRUSTEE OF THE FRED J. YOUNGBLOOD TRUST DATED 02/05/2007; CONSTANCE J. SEUS; ROBERT L. SEUS; WILLIAM FRED PATRICK; C&R FOREST PRODUCTS, a California partnership; BUILDERS SERVICES GROUP INC., a Florida corporation registered to do business in Oregon; GENERAL CREDIT SERVICE, INC., an Oregon corporation; WASHINGTON FEDERAL SAVINGS; ROGUE INVESTMENTS, INC., an Oregon corporation; RICHARD M. GRIFFIN; CAROL G. ADAMS; DONALD R. ADAMS; MARTY R. RAMP; PALISADES COLLECTION, LLC, a Delaware limited liability company registered to do business in Oregon; SOUTHERN OREGON REGIONAL ECONOMIC DEVELOPMENT, INC., an Oregon nonprofit corporation; THE UNITED STATES OF AMERICA; FRANK HONG; STATE OF OREGON; THE PARTIES IN POSSESSION and ALL OTHER PERSONS OR PARTIES KNOWN OR 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