

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



| | | |
|-------------------|---|--------------------------|
| State of Oregon |) | Court Case #17CV08487 |
| |) | |
| County of Jackson |) | Sheriff's Case #17-10740 |

NOTICE OF SHERIFF'S SALE (Real Property)

On June 12, 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:

UNIT 10, BUILDING "B", PINE MEADOWS ESTATES, IN THE COUNTY OF JACKSON AND STATE OF OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 13, PAGE 94, PLAT RECORDS, TOGETHER WITH THE UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, AS MORE FULLY SET FORTH AND DESCRIBED IN THE DECLARATION OF UNIT OWNERSHIP RECORDED AS DOCUMENT NO. 79-20561, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, WHICH DESCRIPTION IS INCORPORATED HEREIN AND BY REFERENCE MADE A PART HEREOF.

The property is commonly known as: 600 W. 1ST STREET #10, PHOENIX, OR 97535.

Said sale is made pursuant to a Writ of Execution dated October 9, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") is plaintiff, and SHARLETTE M SETHER; PINE MEADOWS HOMEOWNERS ASSOCIATION; CITIMORTGAGE, INC.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 600 W 1ST ST. 10, PHOENIX, OR 97535 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