

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #14CV15585

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County of Jackson

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Sheriff's Case #18-03685

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

On July 17, 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 UNKNOWN HEIRS OF KENNETH V. BRIAR aka KENNETH VANCE BRIAR; MURRAY BRIAR; KENNETH BRIAR JR.; UNITED STATES OF AMERICA; and STATE OF OREGON ("Defendants") had on December 20, 2006, the date of the foreclosed Deed of Trust which was recorded on December 28, 2006, as Instrument No. 2006-064625 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:

The East 84.0 feet of the West 168.0 feet of Lot 2, Block 15, AGATE SUBDIVISION, EXTENSION NO. 3, Jackson County, Oregon, according to the official plat thereof, now of record.

The property is commonly known as: 3815 AVENUE A, WHITE CITY, OR 97503.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated February 28, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where ONEWEST

BANK N.A., FKA ONEWEST BANK FSB, its successors in interest and/or assigns is plaintiff, and UNKNOWN HEIRS OF KENNETH V. BRIAR AKA KENNETH VANCE BRIAR; MURRAY BRIAR; KENNETH BRIAR JR.; SHELLY BRIAR AKA SHELLY GOLDMAN; UNITED STATES OF AMERICA; STATE OF OREGON; 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://oregonsheriffsales.org/>

<http://jacksoncountyor.org/sheriff/services/sheriffs-sales>

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon