

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

)

Court Case #17CV51998

)

County of Jackson

)

Sheriff's Case #18-04568

NOTICE OF SHERIFF'S SALE (Real Property)

On August 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 defendants interest, in the following described real property:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 4 GARDEN O'GOLD SUBDIVISION IN THE CITY OF PHOENIX JACKSON COUNTY, OREGON; THENCE SOUTH 0°08'40" WEST ALONG THE WEST LINE OF SAID BLOCK 4 A DISTANCE OF 79.0 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 89°33' EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO INTERSECT THE EASTERLY LINE THEREOF, THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89°57'19" WEST, ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 150.0 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 0°08'40" EAST ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 67.17 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 212 CORAL CIRCLE, PHOENIX, OR 97535-6626.

Said sale is made pursuant to a Writ of Execution dated May 29, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE-PASS THROUGH CERTIFICATES, SERIES 2007-11 is plaintiff, and THE ESTATE OF ARLENE M. SHERWOOD; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNEES OF ARLENE M. SHERWOOD; RICHARD M. SHERWOOD; NATIONAL CITY BANK; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,

SOLELY AS NOMINEE FOR CLEARSPRING LOAN SERVICES, INC.; STATE OF OREGON; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 212 CORAL CIRCLE, PHOENIX, OR 97535-6626 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