

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #17CV53833
)
County of Jackson) Sheriff's Case #18-09595

NOTICE OF SHERIFF'S SALE (Real Property)

On March 6, 2019, 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 had on October 19, 2006, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

A TRACT OR PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, AND BEING MORE FULLY DESCRIBED AS FOLLOWS COMMENCING AT THE QUARTER COMMON TO SECTIONS 20 AND 21, TOWNSHIP 40 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID POINT BEING MONUMENTED WITH A 1" X 30" GALVANIZED IRON PIPE, AND 2 1/2" BRONZE DISK, THENCE SOUTH 00 DEGREES 33' 37" WEST, ALONG THE SECTION LINE COMMON TO SAID SECTIONS, 524.68 FEET, TO A 5/8" X 30" IRON PIN SITUATED ON THE SOUTHEASTERLY RIGHT OF WAY OF THE "OLD SISKIYOU HIGHWAY", FOR THE TRUE POINT OF BEGINNING, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSE SOUTH 47 DEGREES 03' 33" WEST, 49.12 FEET TO A 5/8" X 30" IRON PIN, THENCE ALONG THE ARC OF A 234.628 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD BEARS SOUTH 86 DEGREES 32' 33" FEET), 323.37 FEET TO A 5/8" X 30" IRON PIN, THENCE NORTH 53 DEGREES 58' 27" WEST, 14.90 FEET TO A 5/8" X 30" IRON PIN, THENCE ALONG THE ARC OF A 70.519 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS NORTH 82 DEGREES 11' 27" WEST, 66.68 FEET), 69.46 FEET TO A 5/8" X 30" IRON PIN SITUATED ON THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 5, THENCE ALONG SAID RIGHT OF WAY, SOUTH 09 DEGREES 07' 57" WEST, 122.71 FEET TO A 5/8" X 30" IRON PIN SITUATED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 5 WITH THE NORTHERLY RIGHT OF WAY OF THE "OLD SISKIYOU HIGHWAY", THENCE ALONG THE LAST MENTIONED RIGHT OF WAY, ALONG THE ARC OF A 70.519 FOOT RADIUS CURVE TO THE LEFT (THE CHORD BEARS SOUTH 67 DEGREES 14' 02" EAST, 38.66 FEET), 39.16 FEET TO A 5/8" X 30" IRON PIN, THENCE SOUTH 83 DEGREES 08' 27" EAST, 297.94 FEET TO A 5/8" X 30" IRON PIN, THENCE ALONG THE ARC OF A 220.986 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS SOUTH 69 DEGREES 30' 33" EAST, 104.16 FEET), 105.15 FEET, TO A 5/8" X 30" IRON PIN SITUATED ON THE SECTION LINE COMMON TO SECTIONS 20 AND 21, SAID TOWNSHIP AND RANGE, THENCE NORTH 00 DEGREES 33' 37" EAST, ALONG SAID SECTION LINE, 241.80 FEET, TO THE TRUE POINT OF BEGINNING

The property is commonly known as: 7051 OLD HIGHWAY 99 S, ASHLAND, OR 97520.

Said sale is made pursuant to an Amended Writ of Execution dated December 20, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff, and SHEREE DIANE MANTEUFEL; STEPHEN THOMAS LAWRENCE; PAMELA MAY BORICH F/K/A PAMELA M. LAWRENCE; STATE OF OREGON; WILLIAM E SCHIREMAN; STEPHANIE L. BURKE; PARTIES IN POSSESSION 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