

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #18CV31773
)
County of Jackson) Sheriff's Case #19-01808

NOTICE OF SHERIFF'S SALE (Real Property)

On May 1, 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 that the borrower had on the 13th day of July 2010, the date of the Mortgage, and also all of the interest that borrower had thereafter, in the following described real property:

BEGINNING ON A POINT ON THE NORTH LINE OF SECTION 32 IN TOWNSHIP 35 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, WHICH BEARS SOUTH 89° 56' WEST 1,988.5 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 0° 20' EAST PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1,320 FEET; THENCE SOUTH 89° 56' WEST 660 FEET, MORE OR LESS, TO THE WEST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE NORTH 0° 20' WEST ALONG THE WEST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER A DISTANCE OF 1,320 FEET TO THE NORTH LINE OF SAID SECTION 32; THENCE NORTH 89° 56' EAST ALONG SAID LINE A DISTANCE OF 660 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON (BY AND THROUGH ITS STATE HIGHWAY COMMISSION) BY DEED RECORDED IN VOLUME 216 PAGE 559 AND VOLUME 217 PAGE 142 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

The property is commonly known as: 4071 SAMS VALLEY ROAD, GOLD HILL, OR 97525.

Said sale is made pursuant to a Writ of Execution dated February 19, 2019, issued out of the Circuit Court of the State of Oregon for the County of Jackson where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, is plaintiff, and ALL UNKNOWN HEIRS AND DEVISEES OF HAMES L. CHAPLIN, a deceased individual; BRIAN L. CHAPLIN, as potential heir of JAMES L. CHAPLIN, a deceased individual; KELLY P. CHAPLIN, as potential heir of JAMES L. CHAPLIN, a deceased individual; Ben Carson, solely in his capacity as Secretary for UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; INTERNAL REVENUE SERVICE; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4071 Sams Valley Road, Gold Hill, OR 97525, 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