

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

)

Court Case #21CV31600

)

County of Jackson

)

Sheriff's Case #22-06942

NOTICE OF SHERIFF'S SALE (Real Property)

On December 14, 2022, 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 February 21, 2017, the date of the Deed of Trust, and also all of the interest which the defendants acquired thereafter in the following described real property:

LEGAL DESCRIPTION: Real property in the County of Jackson, State of Oregon, described as follows:

PARCEL 1: THE SOUTH HALF OF THE NORTHEAST QUARTER; AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON. EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT SOUTH 0° 51' 20" EAST, 1208.50 FEET, FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 56° 47' WEST, 208.0 FEET; THENCE SOUTH 33° 53' WEST, 175.0 FEET; THENCE SOUTH 18° 43' WEST, 135.0 FEET; THENCE SOUTH 10° 37' WEST, 91.5 FEET; THENCE EAST 66.0 FEET; THENCE NORTH 44° 51' 50" EAST, 381.06 FEET, TO THE WEST LINE OF SAID SECTION 3; THENCE NORTH, 206.0 FEET, TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM A PARCEL OF LAND LYING AND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE 15 RODS NORTH, FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 8 RODS, TO AN ASH TREE; THENCE SOUTHWEST, 37 RODS, TO A STAKE; THENCE EAST, 4 RODS, TO A STAKE; THENCE NORTHEAST, 28 RODS, TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF EVANS CREEK.

PARCEL 2: A PARCEL OF LAND LYING AND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE 15 RODS NORTH, FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 8 RODS, TO AN ASH TREE; THENCE SOUTHWEST, 37 RODS, TO A STAKE; THENCE EAST, 4 RODS, TO A STAKE; THENCE NORTHEAST, 28 RODS, TO THE POINT OF BEGINNING.

PARCEL 3: A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF AN OLD FENCE AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, WHICH BEARS SOUTH OF AND 492.0 FEET DISTANT FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 85° WEST ALONG SAID FENCE LINE 210.00 FEET MORE OR LESS TO A FENCE CORNER; THENCE SOUTH 1° 00' EAST, 146.7 FEET ALONG SAID FENCE LINE; THENCE SOUTH 5° 00' WEST, 100.0 FEET ALONG SAID FENCE LINE; THENCE SOUTH 1° 41' WEST, 371.3 FEET ALONG SAID FENCE LINE; THENCE SOUTH 16° 32' EAST, 109.8 FEET ALONG SAID FENCE LINE; THE SOUTH 60° 22' 30" EAST, 225 FEET MORE OR LESS ALONG SAID FENCE LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4; THENCE NORTH 813.5 FEET TO THE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008

TOGETHER WITH an easement appurtenant to the herein described property for parking, ingress & egress, including the terms and provisions thereof, as set forth in instrument recorded in Circuit Court case No. 02-0532-E-2, Official Records of Jackson County, Oregon.

The property is commonly known as: 15534 E EVANS CREEK ROAD, ROGUE RIVER, OR 97537.

Said sale is made pursuant to a Writ of Execution dated September 26, 2022, issued out of the Circuit Court of the State of Oregon for the County of Jackson where RONALD DEAN JONES is plaintiff, and OVER CREEK FARM, LLC, an Oregon Limited Liability Company, JACK PROTZMAN AND ERIC STEVEN PAPADOUPALOS is defendant.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY. You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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