

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #19CV45090

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County of Jackson

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Sheriff's Case #22-07027

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, the Defendant's Interest, in the following described real property:

TRACT A:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 IN TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 99.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 660.0 FEET TO THE NORTH LINE THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 33.0 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT 660.0 FEET TO THE SOUTH LINE THEREOF; THENCE WEST 33.0 FEET TO THE TRUE POINT OF BEGINNING.

TRACT B:

BEGINNING AT A POINT 132.0 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 IN TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE EAST 66.0 FEET; THENCE NORTH 660.0 FEET; THENCE WEST 66.0 FEET; THENCE SOUTH 660.0 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 421 BALL ROAD, EAGLE POINT, OR 97524.

Said sale is made pursuant to a Writ of Execution dated October 25, 2022, issued out of the Circuit Court of the State of Oregon for the County of Jackson where REVERSE MORTGAGE FUNDING, LLC is plaintiff, and THE ESTATE OF ELMA JEAN YATES; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF ELMA JEAN YATES; DONALD YATES; RONALD YATES; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 421 BALL ROAD, EAGLE POINT, OR 97524 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