

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #19CV19042

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County of Jackson

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Sheriff's Case #22-07026

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 that the Defendant had on or about April 20, 2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

TRACT A: THE EAST 60.0 FEET OF THE WEST 190.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5 IN TOWNSHIP 37 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, LYING NORTHERLY OF ANTELOPE ROAD. TRACT B: THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SECTION 5; THENCE EAST ALONG THE NORTH LINE THEREOF, 1320.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SAID SECTION, 190.0 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH ALONG A LINE THAT IS 190.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, 1900.0 FEET, MORE OR LESS, TO THE NORTH LINE OF ANTELOPE ROAD; THENCE SOUTHEASTERLY ALONG SAID ROAD LINE, 540.0 FEET, MORE OR LESS, TO A POINT THAT IS 620.0 FEET EAST OF THE EAST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG A LINE THAT IS 620.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2220.0 FEET, MORE OR LESS, TO THE NORTH LINE OF SECTION 5; THENCE WEST ALONG THE NORTH LINE THEREOF, 430.0 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 5067 E ANTELOPE ROAD, EAGLE POINT, OR 97524.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 30, 2022, issued out of the Circuit Court of the State of Oregon for the County of Jackson where US BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is plaintiff, and PAMELA FOX AKA PAM FOX AKA PAM R. FOX AKA PAM L. FOX AKA PAMELA L. FOX AKA PAMELA L. MOORE; PATRICK FOX AKA PATRICK R. FOX AKA PATRICK RAYMOND FOX; PACIFIC PIPELINE, INC.; BANK OF THE WEST ON BEHALF OF WATER WORLD OF MEDFORD; CITIBANK SOUTH DAKOTA NA; DISCOVER BANK; GENERAL CREDIT SERVICE INC.; SECURITY CREDIT SERVICES LLC; PORTFOLIO RECOVERY ASSOCIATES, LLC; CREDIT BUREAU OF JOSEPHINE COUNTY, INC.; SOUTHERN OREGON CREDIT SERVICE, INC.; CACH LLC; STATE OF OREGON; JACOBSON THIEROLF & DICKEY PC; OCCUPANTS OF THE PROPERTY 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