

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #23CV06362

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County of Jackson

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Sheriff's Case #24-01835

## **NOTICE OF SHERIFF'S SALE (Real Property)**

On April 24, 2024, 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:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE EAST ALONG THE SOUTH BORDER LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER, 691.43 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER 315.0 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE, 691.43 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 315.0 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF BIGHAM ROAD.

The property is commonly known as: 200 BIGHAM BROWN ROAD, EAGLE POINT, OR 97524.

Said sale is made pursuant to a Writ of Execution dated March 18, 2024, issued out of the Circuit Court of the State of Oregon for the County of Jackson where FINANCE OF AMERICA REVERSE LLC is plaintiff, and JERRY MARSHALL; SHERRY MARSHALL; BILLY MARSHALL; SANDRA GARFIELD; CINDY LEBLANC; TERRY CRYST; THE ESTATE OF BETTY MARSHALL; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF BETTY MARSHALL; UNITED STATES OF AMERICA; SOUTHERN OREGON CREDIT SERVICE, INC.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 200 BIGHAM BROWN ROAD, EAGLE POINT, OREGON 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/>

[https://www.jacksoncountyor.gov/departments/sheriff/services/sheriff\\_s\\_sales.php](https://www.jacksoncountyor.gov/departments/sheriff/services/sheriff_s_sales.php)

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon