

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #23CV47988

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County of Jackson

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Sheriff's Case #24-02027

NOTICE OF SHERIFF'S SALE (Real Property)

On May 15, 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, all of the interest that the Defendant had on or about April 23, 2010, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

LOT 3, BLOCK 1, MORSE SUBDIVISION, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

The property is commonly known as: 925 NEWTOWN STREET, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated March 18, 2024, 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 UNKNOWN HEIRS AND DEVISEES OF BETTY J FROST AKA BETTY JANE FROST AKA BETTY FROST, JACK R FROST AKA JACK RAY FROST AKA JACK FROST, 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/>

https://www.jacksoncountyor.gov/departments/sheriff/services/sheriff_s_sales.php

NATHAN SICKLER, SHERIFF
Jackson County, Oregon