JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #24CV03977
)	
County of Jackson)	Sheriff's Case #24-02670

NOTICE OF SHERIFF'S SALE (Real Property)

On June 19, 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 which the defendants had on February 23, 1999, the date of the Deed of Trust, and also all of the interest which the defendants had thereafter, in the following described real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Jackson, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

Commencing at a brass disc set in concrete being the initial point for EVERGREEN MEADOWS SUBDIVISION in Jackson County, Oregon, according to the Official Plat thereof, now of record, and being a point on the Southeasterly line of Lot 1 of said Subdivision; thence North 25° 56' 26" West 64.75 feet to the true point of beginning; thence South 62° 23' 48" West 83.90 feet; thence South 34° 13' 28" West 80.52 feet to intersect the Southwesterly line of said Lot 1; thence North 43° 41' 07" West, along said line, 176.00 feet; thence continuing along the Lot line, North 50° 00' 53" East 40.55 feet; thence North 80° 31' 10" East 175.20 feet; thence leaving said Lot line, South 25° 56' 26" East 85.33 feet to the true point of beginning

The property is commonly known as: 625 EVERGREEN DR, PROSPECT, OR 97536.

Said sale is made pursuant to a Writ of Execution of Real Property dated April 26, 2024, issued out of the Circuit Court of the State of Oregon for the County of Jackson where VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation is plaintiff, and THE ESTATE OF DOUGLAS V. MYERS, ALLEN W. MYERS, ALL OTHER UNKNOWN HEIRS OR PERSONS CLAIMING AN INTEREST IN THE PROPERTY, EVERGREEN MEADOWS WATER IMPROVEMENT DISTRICT, and OCCUPANTS AND PARTIES IN POSSESSION 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