

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #23CV47695

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County of Jackson

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Sheriff's Case #24-06261

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

On January 8, 2025, 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 interest of defendants in the following real property ("Property"), in the following described real property:

**LOT 25, BLOCK 3, MAZAMA VILLAGE, IN THE CITY OF CENTRAL POINT, COUNTY OF JACKSON, STATE OF OREGON**

The property is commonly known as: 1158 NORTH FIFTH STREET, CENTRAL POINT, OR 97502.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated November 6, 2024, issued out of the Circuit Court of the State of Oregon for the County of Jackson where U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF STEVE J. HARMS; UNKNOWN HEIRS AND DEVISEES OF MARGIE HARMS; ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1158 NORTH FIFTH STREET, CENTRAL POINT, OR 97502; BRIAN D. HARMS; LORI A. HARMS; NICOLE M. HARMS; TRAVIS JAMES HARMS; JONATHAN TYLER JAMES; CHRISTOPHER B. JAMES; MATTHEW G. JAMES; CREDIT BUREAU OF JOSPHINE COUNTY; GENERAL CREDIT SERVICE INC 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