

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon ) Court Case #14CV06427  
 )  
County of Jackson ) Sheriff's Case #17-05080

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

On October 31, 2017, 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 PETER D. MELENDEZ AKA PETER DEVON MELENDEZ, TAMARA L. MELENDEZ AKA TAMARA LYNN MELENDEZ, and MIDLAND FUNDING, LLC ("Defendants") had on September 22, 2005, the date of the foreclosed Deed of Trust which was recorded on September 30, 2005, as Instrument No. 2005-059967 in the official records of the Jackson County Recorder's Office, and/or all of the interest which Defendants had thereafter in the following described real property:

**From the iron stake at the section corner common to Sections 33 and 34 in Township 39 South, Range 3 East of the Willamette Meridian in Jackson County, Oregon, on the north line of Section 3, in Township 40 South, Range 3 East of the Willamette Meridian in Jackson County, Oregon; thence East 63.5 feet at the junction of said north line of Section 3 and the east line of the Hyatt Lake Timber Access Road for the True Point of Beginning; thence continue East, along the north line of said Section 3, a distance of 400.0 feet; thence turn 90° South, 400.0 feet to a point 500.0 feet East of the east line of said Hyatt Lake Timber Access Road; thence Westerly 500.0 feet to said east line of the Hyatt Lake Timber Access Road; thence North, along said line, 410.0 feet, more or less, to the True Point of Beginning.**

The property is commonly known as: 11461 Greensprings Highway, Ashland, Oregon 97520.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated February 27, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-

65CB) is plaintiff, and PETER D. MELENDEZ AKA PETER DEVON MELENDEZ, an individual; TAMARA L. MELENDEZ AKA TAMARA LYNN MELENDEZ, an individual; MIDLAND FUNDING, LLC, a Delaware corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property. is defendant.

**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