

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #16CV40770
)	
County of Jackson)	Sheriff's Case #17-06308

NOTICE OF SHERIFF'S SALE (Real Property)

On December 19, 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 defendant(s) had on January 26, 2009, the date of the Deed of Trust, and also all of the interest which the defendant(s) 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 the Southwest corner of Donation Land Claim No. 55 in Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 0° 24' West, along the West boundary of said Claim, 683.21 feet to an intersection with the Northeasterly boundary of Tenth Street in the City of Central Point, Oregon; thence North 42° 17' 45" West, along said Street boundary, 607.81 feet to a 5/8 inch iron pin for the true point of beginning; thence continue North 42° 17' 45" West 19.07 feet; thence North 42° 01' 10" West 36.21 feet; thence North 48° 14' 50" East 130.0 feet; thence South 42° 01' 10" East 15.0 feet; thence North 48° 14' 50" East 9.90 feet to a 5/8 inch iron pin; thence South 42° 17' 45" East 40.10 feet to a 5/8 inch iron pin, North 48° 10' 20" East of the point of beginning; thence South 48° 10' 20" West to the true point of beginning.

The property is commonly known as: 410 NORTH 10TH STREET, CENTRAL POINT, OR 97502.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 28, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 is plaintiff, and SCOTT MALONE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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