

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #14CV10920

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County of Jackson

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Sheriff's Case #17-08483

NOTICE OF SHERIFF'S SALE (Real Property)

On February 13, 2018, 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 defendants had on November 10, 2004, the date of the Deed of Trust, and also all of the interest that defendants had thereafter, in the following described real property:

BEGINNING ON THE SOUTH LINE OF MEADOWS LANE COUNTY ROAD (FORMERLY THE ABANDONED MEDFORD-JACKSONVILLE RAILROAD) AND THE WEST LINE OF LOT 2 IN BLOCK 1 OF NICKEL ADDITION TO THE CITY OF MEDFORD, JACKSON COUNTY, OREGON; THENCE SOUTH 114.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN DEED RECORDED SEPTEMBER 2, 1972, AS DOCUMENT NO. 72-12837, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE EAST 105.0 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID TRACT, TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 522, PAGE 231, JACKSON COUNTY, OREGON, DEED RECORDS; THENCE NORTH A DISTANCE OF 114.0 FEET, ALONG THE WEST LINE OF SAID TRACT TO THE SOUTH LINE OF SAID MEADOWS LANE COUNTY ROAD; THENCE WEST, A DISTANCE OF 105.0 FEET, ALONG SAID SOUTH LINE OF SAID COUNTY ROAD, TO THE POINT OF BEGINNING.

The property is commonly known as: 1721 MEADOWS LANE, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution dated September 19, 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 FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC2 is plaintiff, and EVANGELINA LEDEZMA; MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DECISION ONE MORTGAGE, LLC; DECISION ONE MORTGAGE, LLC; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED 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