

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon	)	Court Case #16CV19872
	)	
County of Jackson	)	Sheriff's Case #17-07617

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

On April 18, 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 the Defendant had on or about December 5, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

**COMMENCING AT A BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 89° 28'40" EAST ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 615.11 FEET; THENCE SOUTH 0°07'40" EAST 922.75 FEET; THENCE SOUTH 89°28'40" EAST 25.00 FEET TO A 5/8" IRON PIN MONUMENTING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°28'40" EAST 312.70 FEET TO A 5/8" IRON PIN; THENCE SOUTH 0°07'40" EAST 70.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 89°28'40" WEST 312.70 FEET TO A 5/8" IRON PIN; THENCE NORTH 0°07'40" WEST, 70.00 FEET TO THE TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MEDFORD IN DOCUMENT RECORDED JULY 1, 1998 AS 98-29922 AND RECORDED DECEMBER 3, 1999 AS 99-59576 OFFICIAL RECORDS.**

The property is commonly known as: 1460 BROOKDALE AVENUE, MEDFORD, OR 97504.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 15, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT1 is plaintiff, and JAMES SPECHT AKA JIM SPECHT; DEBORAH A. SPECHT;

STATE OF OREGON; DANIEL HARMS; SHIRLEY ALLEN; ROSEMARY JONES;  
SOUTHERN OREGON CREDIT SERVICE; CREDIT SERVICES OF OREGON INC.;  
GENERAL CREDIT SERVICE INC.; OCCUPANTS OF 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