

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #16CV36884
)
County of Jackson) Sheriff's Case #17-10235

NOTICE OF SHERIFF'S SALE (Real Property)

On May 29, 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, the defendant's interest, in the following described real property:

Commencing at a 5/8" iron pin located at the most southerly corner of Lot 3 in the FIRST EXTENSION OF SOUTHSEA ADDITION to the City of Medford, according to the official plat thereof, now of record in Jackson County, Oregon; thence along the northeasterly boundary of South Riverside Avenue, North 26'22'30" West, 73.00 feet to a 5/8" iron pin for the true point of beginning; thence North 63'28'30" East 64.05 feet; thence North 26'13'50" West, 95.89 feet; thence South 63'37'30" West, 64.29 feet to the northeasterly boundary of South Riverside Avenue; thence along said Avenue boundary South 26'22'30" East, 96.06 feet to the true point of beginning. ALSO AND TOGETHER WITH a perpetual easement for ingress and egress over and across the following parcel: Beginning at the most easterly corner of the hereinabove described tract; thence North 26'13'50" West, 95.89 feet to the most northerly corner thereof; thence North 63'37'30" East, 10.00 feet; thence South 26'13'50" East 95.86 feet; thence South 63'28'30" West, 10.00 feet to the point of beginning.

(Code 49-01, Account #1-037792-1, Map #371W30DB, Tax Lot #8101)

The property is commonly known as: 603 S. RIVERSIDE AVENUE, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution dated October 5, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where JILL TEITELBAUM as Trustee of the Albert Teitelbaum Trust; and BEVERLY ANN TEITELBAUM as Trustee of the Beverly Ann Teitelbaum Trust is plaintiff, and GUADALUPE SANTILLAN and ALMA A. SANTILLAN aka ALMA A. FLORES, and GUILLERMO VEGA SANCHEZ DBA MEMO'S KITCHEN 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