

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #16CV18492
)	
County of Jackson)	Sheriff's Case #17-09121

NOTICE OF SHERIFF'S SALE (Real Property)

On May 9, 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:

The Northwest Quarter of the Southwest Quarter, and the Southwest Quarter of the Northwest Quarter of Section 27, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon. EXCEPTING THEREFROM the East 10 acres of the Southwest Quarter of the Northwest Quarter of said Section 27. ALSO EXCEPTING THEREFROM the following: Beginning 2145.00 feet North of the Southwest corner of Section 27, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence East 480.00 feet; thence North 1815.00 feet to the County Road; thence West, parallel with said Road, 480.00 feet; thence South 1815.00 feet to the point of beginning.

The property is commonly known as: 4110 & 4112 COREY ROAD, CENTRAL POINT, OR 97502.

Said sale is made pursuant to a Writ of Execution dated October 9, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where Rogue River Valley Irrigation District, an Irrigation District organized and operating under ORS Chapter 545 is plaintiff, and David Scoggins, an Individual; Skip Magee, Trustee of the Magee Living Trust dated October 27, 2005; Janet Magee, Trustee of the Magee Living Trust dated October 27, 2005; State of Oregon; Jackson County; Southern Oregon Credit Service, Inc.; Medford Irrigation District; Midland Funding, LLC; Hornecker, Cowling, Hassen & Heysell, LLP, Wells Fargo Bank, N.A.; and occupants of the premises 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://oregonsheriffsales.org/>

<http://jacksoncountyor.org/sheriff/services/sheriffs-sales>

NATHAN SICKLER, SHERIFF
Jackson County, Oregon