

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #18CV03418
)	
County of Jackson)	Sheriff's Case #18-09591

NOTICE OF SHERIFF'S SALE (Real Property)

On February 20, 2019, 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:

BEGINNING AT A 5/8 INCH IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF NEIL CREEK COUNTRY ROAD, FROM WHICH THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 42, TOWNSHIP 39 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEARS NORTH 1227.4 FEET AND EAST 1727.68 FEET; THENCE NORTH 16° 52' 39" EAST ALONG SAID RIGHT OF WAY LINE 152.67 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 77° 57' 20" EAST 331.54 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 16° 52' 39" WEST 130.54 FEET, TO A 5/8 INCH IRON PIN; THENCE NORTH 77° 57' 20" WEST 291.90 FEET; THENCE SOUTH 74° 03' WEST 46.98 FEET TO THE POINT OF BEGINNING

The property is commonly known as: 484 NEIL CREEK ROAD, ASHLAND, OREGON 97520.

Said sale is made pursuant to a Writ of Execution dated December 12, 2018, 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 (CWALT 2007-4CB) is plaintiff, and THE ESTATE OF ANA I. H. DELFOSSE; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNS OF ANA I. H. DELFOSSE; HELLA CZERNER; UNITED STATES OF AMERICA; STATE OF OREGON EMPLOYMENT DEPARTMENT;

SOUTHERN OREGON CREDIT SERVICE, INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 484 NEIL CREEK RD, ASHLAND, OR 97520 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