

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #16CV23500

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County of Jackson

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Sheriff's Case #18-09593

## 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, all of the interest that the Defendant had on or about March 19, 2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

**COMMENCING AT THE NORTHWEST CORNER OF BLOCK 21, OF THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT, THEREOF, NOW OF RECORD; THENCE SOUTH 35 DEGREES 08 MINUTES 00 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF 1ST STREET, AND THE EXTENSION THEREOF, 191.0 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 35 DEGREES 08 MINUTES 00 SECONDS EAST 64.70 FEET, ALONG SAID STREET LINE EXTENDED; THENCE NORTH 54 DEGREES 52 MINUTES 00 SECONDS EAST, 110.40 FEET, TO THE MOST SOUTHERLY CORNER OF TRACT DESCRIBED IN VOLUME 499, PAGE 299, JACKSON COUNTY, OREGON, DEED RECORDS; THENCE NORTH 35 DEGREES 08 MINUTES 30 SECONDS WEST, 64.63 FEET; THENCE SOUTH 54 DEGREES 54 MINUTES 10 SECONDS WEST, 110.40 FEET, TO THE TRUE POINT OF BEGINNING.**

**SITUATED IN THE CITY OF CENTRAL POINT, COUNTY OF JACKSON AND STATE OF OREGON.**

The property is commonly known as: 531 S 1ST ST, CENTRAL POINT, OREGON 97502.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated December 6, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where KEYBANK

NATIONAL ASSOCIATION, its successors in interest and/or assigns is plaintiff, and DELPHINE A. PEYTON; 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://oregonsheriffssales.org/>

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

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon