

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #13CV01239
)	
County of Jackson)	Sheriff's Case #19-00139

NOTICE OF SHERIFF'S SALE (Real Property)

On March 6, 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 April 25, 2010, 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 northeast corner of the Southeast Quarter of the Southeast Quarter of Section 23 in Township 35 South, Range 2 West, of the Willamette Meridian in Jackson County, Oregon; thence West, along the north line of said Quarter-Quarter, 690.0 feet; thence South 0° 01' West, parallel to the east line of said Section, 691.42 feet to the True Point of Beginning; thence continue South 0° 01' West 172.86 feet; thence West, parallel with the north line of said Quarter-Quarter, 252.0 feet; thence North 0° 01' East 172.86 feet; thence East, parallel with said north line, 252.0 feet to the True Point of Beginning.

The property is commonly known as: 13115 THREE OAKS DRIVE, WHITE CITY, OREGON 97503.

Said sale is made pursuant to a Writ of Execution dated December 17, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where BANK OF AMERICA, N.A. is plaintiff, and CHARLES M. MACHINSKY, an individual; SOUTHERN OREGON CREDIT SERVICE, INC., an Oregon corporation; INTERNAL REVENUE SERVICE, a government entity; OREGON DEPARTMENT OF REVENUE, a government entity; and all other persons or parties unknown, claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to plaintiff's title, or any

cloud on plaintiff's title to the property, collectively designated as DOES 1 through 50, inclusive. 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