

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #18CV10787

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County of Jackson

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Sheriff's Case #18-09594

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 26, 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 a 5/8" iron pin, at the Northeast corner of Lot 16 in Block 1 of DELTA WATERS SUBDIVISION, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record; thence South 89° 54' 50" East 504.47 feet to a 5/8" iron pin for the true point of beginning; thence continue South 89° 54' 50" East, 99.92 feet to a 5/8" iron pin on the North-South center line of Section 8, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 0° 05' 10" East, along said North-South center line, 110.0 feet, to a 5/8" iron pin, witness corner; thence continue South 0° 05' 10" East, along said North-South center line, 5.0 feet, to the North right of way line of Delta Waters Road; thence North 89° 54' 50" West, along said right of way line, 100.0 feet; thence North 0° 05' 10" West, 50.0 feet, to a 5/8" iron pin, witness corner; thence continue North 0° 05' 10" West, 110.0 feet, to the true point of beginning.

The property is commonly known as: 2539 DELTA WATERS RD, MEDFORD, OREGON 97504.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated December 11, 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 FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA8 is plaintiff, and

JEFFREY D. LARSON AKA JEFFREY DU WAYNE LARSON; TANYA E. LARSON AKA TANYA LARSON; STATE OF OREGON; OCCUPANTS OF THE PROPERTY 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