

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #17CV05029
)	
County of Jackson)	Sheriff's Case #18-08411

NOTICE OF SHERIFF'S SALE (Real Property)

On February 27, 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 which the defendants had on May 30, 2007, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter in the following described real property:

BEGINNING AT A 5/8 INCH IRON PIN AT THE MOST WESTERLY-SOUTHWEST CORNER OF STAGE COACH HILLS SUBDIVISION - UNIT NO. 1 TO THE CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 18, PLAT RECORDS, SAID CORNER BEING SOUTH, 1122.455 FEET AND WEST, 327.775 FEET TO THE WEST-SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 90 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 69° 11' 40" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, 91.13 FEET TO A 5/8 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF COACHMAN DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: SOUTH 19° 31' 00" WEST, 10.97 FEET TO A 5/8 INCH IRON PIN AT A POINT OF CURVE; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 37° 24' 00" WEST, 76.77 FEET) A DISTANCE OF 78.03 FEET TO A 5/8 INCH IRON PIN AT A POINT OF TANGENT; THENCE SOUTH 55° 17' 00" WEST, 63.855 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 23° 46' 15" WEST, 165.36 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 82° 23' 00" EAST, 85.00 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 280 COACHMAN DRIVE, JACKSONVILLE, OREGON 97530.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 29, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-13BTT is plaintiff, and WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, AS TRUSTEE FOR THE BCAT 2015-13BTT TRUST is defendant, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, AS TRUSTEE FOR THE BCAT 2015-13BTT TRUST, Counterclaimant/Third-Party Plaintiff and ROMAN MORYKIT; AMERICAN EXPRESS CENTURION BANK; OCCUPANTS OF THE PREMISES, Counterdefendants/Third-Party Defendants.

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