

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #18CV06649
)	
County of Jackson)	Sheriff's Case #18-09460

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 July 16, 2001, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter in the following described real property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30 IN TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 375 PAGE 430 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, SAID CORNER BEING MARKED WITH A 1/2" GALVANIZED IRON PIPE AND LOCATED ON THE WEST BOUNDARY OF SECTION 30 IN TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DISTANT 1317.21 FEET, ORE OR LESS, SOUTH FROM THE NORTHWEST CONER OF SAID SECTION 30; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT AND SECTION 30, SOUTH 0°02'49" EAST A DISTANCE OF 917.58 FEET TO A 5/8" STEEL ROD THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 0°02'4" EAST 287.65 FEET TO A 5/5" STEEL ROD; THENCE SOUTH 89°32'49" EAST 386.00 FEET; THEN NORTH 0°02'49" WEST 287.65 FEET TO A POINT THAT IS SOUTH 89°32'49" EAST FROM THE TRUE POINT OF BEGINNING; THENCE WEST 386.85 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 210 MOWETZA DRIVE, ASHLAND, OREGON 97520.

Said sale is made pursuant to a Writ of Execution dated October 18, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where PHH MORTGAGE CORPORATION is plaintiff, and DAVID A. DUNN; ELIZABETH DUNN; ROGUE FEDERAL CREDIT UNION; OREGON AFFORDABLE HOUSING ASSISTANCE

CORPORATION; SOUTHERN OREGON CREDIT SERVICE INC.; STATE OF OREGON;
UNITED STATES OF AMERICA; PARTIES IN POSSESSION 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