

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #18CV07203
)
County of Jackson) Sheriff's Case #18-09461

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, the defendant's interest in the following described real property:

TRACT A:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, IN TOWNSHIP 36 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 420.0 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE WEST 426.0 FEET; THENCE NORTH 215.0 FEET; THENCE WEST 400.0 FEET; THENCE SOUTH 200.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 15.0 FEET; THENCE EAST 166.0 FEET; THENCE NORTH 15.0 FEET; THENCE WEST 166.0 FEET TO THE TRUE POINT OF BEGINNING.

TRACT B:
THE NORTH 110.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, IN TOWNSHIP 36 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; AND RUNNING THENCE WEST 660.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 206.0 FEET; THENCE NORTH 900.0 FEET; THENCE EAST 206.0 FEET; THENCE SOUTH 900.0 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 7426 TABLE ROCK TER, MEDFORD, OREGON 97502.

Said sale is made pursuant to a Writ of Execution dated November 30, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where CIT BANK, N.A. is plaintiff, and THE ESTATE OF BONNIE R. ORTON; THE UNKNOWN HEIRS, ASSIGNEES

AND DEVSIEES OF BONNIE R. ORTON; CAROL DEE MEEKER; ROSE ANN BROWN; ANNA MAE FLUD; CINDY LEE AMATANGELO; JANICE SUE HOPPER; BENNETT L. ORTON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 7426 TABLE ROCK TER, MEDFORD, OR 97502 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