

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon	)	Court Case #17CV23262
	)	
County of Jackson	)	Sheriff's Case #19-01515

## NOTICE OF SHERIFF'S SALE (Real Property)

On May 1, 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 July 13, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

Lot Four (4) of LEWIS ADDITION in the City of Medford, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 1, Page 132, Plat Records.

ALSO: Beginning at the northeast corner of Lot 4 in LEWIS ADDITION in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 1, Page 132, Plat Records; thence East 1.0 feet; thence South 50.0 feet; thence West 1.0 feet; thence North 50.0 feet to the True Point of Beginning. Being a portion of alley vacated by Ordinance #8060, dated July 20, 1961, and recorded July 24, 1961, in Volume 510, page 403 of the Deed Records of Jackson County, Oregon.

### MORE ACCURATELY DESCRIBED AS FOLLOWS:

Lot 4, Block 1, LEWIS ADDITION in the City of Medford, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 1, Page 132, Plat Records.

ALSO: Beginning at the northeast corner of Lot 4, Block 1, in LEWIS ADDITION in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 1, Page 132, Plat Records; thence East 1.0 feet; thence South 50.0 feet; thence West 1.0 feet; thence North 50.0 feet to the True Point of Beginning. Being a portion of alley vacated by Ordinance #8060, dated July 20, 1961, and recorded July 24, 1961, in Volume 510, page 403 of the Deed Records of Jackson County, Oregon.

The property is commonly known as: 48 N PEACH ST, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated January 25, 2019, issued out of the Circuit Court of the State of Oregon for the County of Jackson where HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY HOME LOAN, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2, is plaintiff, and ESTATE OF REBECCA CARSTENS AKA REBECCA ADAMS; DECEASED; UNKNOWN HEIRS AND DEVISEES OF REBECCA ADAMS, DECEASED, JAMIE Q. ADAMS; CAVALRY SPV I, LLC; QUIK CHECK; SOUTHERN OREGON CREDIT SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, 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