

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"
Sheriff Nathan Sickler



State of Oregon)	Court Case #18CV04368
)	
County of Jackson)	Sheriff's Case #19-02068

NOTICE OF SHERIFF'S SALE (Real Property)

On May 15, 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 defendants had on June 22, 2005 the date of the Deed of Trust, and also all of the interest that defendants had thereafter, in the following described real property:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT ONE (1) BLOCK FOUR (4) HYDE PARK SUBDIVISION IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD:
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 55°58' EAST 70.09 FEET TO A 5/8" IRON PIN, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 34°02' WEST 350.12 FEET TO A 5/8" IRON PIN ON THE SOUTHWESTERLY LINE OF SAID LOT;
THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 68°13'04" EAST (RECORD SOUTH 68°17' EAST) 37.94 FEET;
THENCE CONTINUE ALONG SAID SOUTHWESTERLY LINE, SOUTH 71°04'02" EAST (RECORD SOUTH 71°08' WEST) 28.92 FEET TO A 5/8" IRON PIN;
THENCE NORTH 34°02' EAST 334.54 FEET TO A 5/8" IRON PIN ON THE NORTHEASTERLY LINE OF SAID LOT 1;
THENCE NORTH 55°58' WEST, ALONG SAID NORTHEASTERLY LINE, 65.00 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 1710 TALENT AVE, TALENT, OR 97540.

Said sale is made pursuant to a Writ of Execution dated January 30, 2019, issued out of the Circuit Court of the State of Oregon for the County of Jackson where U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1, is plaintiff, and JUDSON N. SCHWARTZ AKA JUDSON NEIL SCHWARTZ; NIKKI J. CLIFTON AKA NIKKI JO CLIFTON; FIRST FRANKLIN FINANCIAL CORPORATION; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED, 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