

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #17CV20025
)
County of Jackson) Sheriff's Case #19-02011

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 the Defendants RONALD R. PLANKENDHORN, LILLIA J. PLANKENHORN, KEYBANK USA N.A., STATE OF OREGON and ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN ("Defendants") had on January 26, 2002, and/or all of the interest which the Defendants had thereafter, in the following described real property:

Commencing at a point which is 2264.51 feet South and 1149.27 feet West of the section corner common to Sections 11, 12, 13 and 14 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said point being on the Easterly right of way line of the North Pacific Highway No. 99, thence North 35° 02' West, along said easterly right of way line, 378.79 feet, thence South 89° 31' East 201.30 feet to the true point of beginning; thence North 0° 11' East 170.00 feet to the north line of tract described in Volume 285 Page 427 of the Deed Records of Jackson County, Oregon; thence South 89° 31' East 88.00 feet; thence South 0° 11' West 170.00 feet; thence North 89° 31' West 88.00 feet to the true point of beginning. EXCEPTING THEREFROM that portion conveyed to the City of Medford, Oregon, by deeds recorded in Volume 482 Pages 94 and 97 of the Deed Records of Jackson County, Oregon.

The property is commonly known as: 102 ELK STREET, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated February 7, 2019, issued out of the Circuit Court of the State of Oregon for the County of Jackson where FIDELITY BANK, is plaintiff, and RONALD R. PLANKENHORN, an individual; LILLIA J. PLANKENHORN, an individual; KEYBANK USA N.A., a Corporation; STATE OF OREGON, a government entity; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property. 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