

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #18CV26803
)
County of Jackson) Sheriff's Case #19-02551

NOTICE OF SHERIFF'S SALE (Real Property)

On May 29, 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 September 22, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

LOT SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK TWENTY-THREE (23) OF THE ORIGINAL TOWN (NOW CITY) OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.
EXCEPTING THEREFROM THE NORTHERLY 50 FEET OF LOTS SIX (6), SEVEN (7) AND EIGHT (8) IN THE BLOCK TWENTY-THREE (23) OF THE ORIGINAL TOWN (NOW CITY) OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 8, THENCE SOUTHWESTERLY 165 FEET, ALONG THE NORTHERLY LINE OF SAID LOTS, TO THE MOST WESTERLY CORNER OF SAID LOT 6; THENCE SOUTHEASTERLY, ALONG THE LINE BETWEEN LOTS 5 AND 6 IN SAID BLOCK, 50 FEET; THENCE NORTHEASTERLY, PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOTS, 165 FEET TO THE NORTHEASTERLY SIDE OF LOT 8; THENCE NORTHWESTERLY, ALONG SAID SIDE OF LOT 8, A DISTANCE OF 50 FEET, TO THE TRUE POINT OF BEGINNING.
ALSO, EXCEPTING THEREFROM THAT PORTION OF LOTS SIX (6), SEVEN (7), AND EIGHT (8) OF BLOCK TWENTY-THREE (23) OF THE ORIGINAL TOWN (NOW CITY) OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF NOW OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON MONUMENTING THE MOST SOUTHERLY CORNER OF SAID LOT 6; THENCE NORTH 35°08'08": WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 90.78 FEET (RECORD 90.00 FEET) TO 5/8" IRON PIN; THENCE NORTH 54°53'55" EAST ALONG A LINE BEING 50.00 FEET SOUTHEASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY LINE OF SAID LOT 6 AND 7, A DISTANCE OF 78.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 35°08'08": EAST 90.79 FEET TO INTERSECT THE SOUTHEASTERLY LINE OF SAID LOT 7 AT 5/8" IRON PIN; THENCE SOUTH 54°54'10" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 78.0 FEET TO THE TRUE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF CEDAR STREET VACATED BY ORDINANCE NO. 1414 OF THE CITY OF CENTRAL POINT RECORD OF WHICH APPEARS IN INSTRUMENT RECORDED DECEMBER 10, 1980 AS NO. 80-25205 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ADJACENT TO AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF ABOVE DESCRIBED TRACT.

The property is commonly known as: 360 SOUTH SECOND STREET, CENTRAL POINT, OR 97502.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated March 28, 2019, issued out of the Circuit Court of the State of Oregon for the County of Jackson where U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF BRUCE L. HENDRYX; LINDA HENDRYX; STATE OF OREGON; OCCUPANTS OF 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