

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon ) Court Case #18CV42229  
)  
County of Jackson ) Sheriff's Case #19-02719

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

On June 12, 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 defendants interest, in the following described real property:

**COMMENCING AT THE CORNER COMMON TO SECTIONS 3, 4, 9 AND 10 IN TOWNSHIP 34 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THENCE NORTH 761.29 FEET, THENCE EAST 2188.61 FEET TO A 3/4" IRON PIN LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 62 (CRATER LAKE HIGHWAY), FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°45' WEST 107.36 FEET; THENCE SOUTH 8°42' EAST 305.71 FEET; THENCE NORTH 89°45' EAST 85.14 FEET TO A 3/4" IRON PIN WITNESS CORNER; THENCE CONTINUE NORTH 89°45' EAST A MORE OR LESS DISTANCE OF 5 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE NORTHERLY, ALONG SAID HIGHWAY LINE, TO THE TRUE POINT OF BEGINNING.**

**The property is commonly known as: 23531 HIGHWAY 62, SHADY COVE, OR 97539.**

Said sale is made pursuant to a Writ of Execution dated April 4, 2019, issued out of the Circuit Court of the State of Oregon for the County of Jackson where BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, is plaintiff, and THE ESTATE OF RODGER IAN TAYLOR; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNEES OF RODGER IAN TAYLOR; 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 23531 HIGHWAY 62, SHADY COVE, OREGON 97539, 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