

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon	)	Court Case #18CV32949
	)	
County of Jackson	)	Sheriff's Case #19-02969

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

On June 19, 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 has on or about November 10, 2004, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

**Beginning at the southeast corner of Lot Four (4) in Block Two (2) of MONTCREST PARK - UNIT NO. 1, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record; thence North 89 degrees 42' West, along the south line thereof, 120.0 feet to the southwest corner thereof; thence South 0 degrees 02'10" West 79.0 feet; thence Southeasterly and parallel with the northerly line of tract described in Deed recorded as No. 72-08721 of the Official Records of Jackson County, Oregon, to the west line of Olympic Street and being a point South 0 degrees 02'10" West of the Point of Beginning; thence North 0 degrees 02'10" East to the Point of Beginning.**

The property is commonly known as: 820 AND 822 OLYMPIC AVE, MEDFORD, OR 97504.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated April 16, 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 ZOLA RAE SIMMONS; THE UNKNOWN HEIRS AND DEVISEES OF AUDREY BERNICE MATTHEWS; BILLIE NICHOLA CHRISTIANSON; DALE CRAWFORD MATTHEWS; STATE OF OREGON; HEARTHSTONE NURSING & REHABILITATION CENTER; OCCUPANTS OF THE PROPERTY AT 820 OLYMPIC AVE, MEDFORD, OR 97504; OCCUPANTS OF THE PROPERTY AT 822 OLYMPIC AVE, MEDFORD, OR 97504, 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