

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #18CV41540

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County of Jackson

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Sheriff's Case #19-02973

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, The defendants interest in the following described real property:

LOT 7, TRAUNESIAN SANCTUARY (UNRECORDED), IN JACKSON COUNTY, OREGON, WHICH LOT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A SURVEY STAKE ON THE SOUTH SIDE OF A PRIVATE ROAD KNOWN AS THE AVENUE OF THE SUN, SAID STAKE BEING AT THE NORTHEAST CORNER OF THE SOUTH THIRTY ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH, ALONG THE EAST SECTION LINE, 25 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH, ALONG THE EAST SECTION LINE, 210 FEET, TO THE SOUTHEAST CORNER OF LOT 6, TRAUNESIAN SANCTUARY (UNRECORDED); THENCE WESTERLY, PARALLEL WITH THE NORTH SECTION LINE, 210 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EAST SECTION LINE, 210 FEET; THENCE EASTERLY, 210 FEET, TO THE TRUE POINT OF BEGINNING

The property is commonly known as: 7700 AVENUE OF THE SUN, WHITE CITY, OR 97503.

Said sale is made pursuant to a Writ of Execution dated April 17, 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 ALEUIT FRANCESCA aka MARIANNE FRANCIS; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF ALEUIT FRANCESCA aka MARIANNE FRANCIS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; OREGON DEPARTMENT OF REVENUE and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 7700 AVENUE OF THE SUN, WHITE CITY, OREGON 97503, 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