

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #18CV53898

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County of Jackson

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Sheriff's Case #19-03120

## 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 borrower had thereafter, in the following described real property:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 IN BLOCK 7 OF VALLEY CENTER SUBDIVISION TO THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID POINT BEING 330.00 FEET EAST OF THE NORTH-WEST CORNER OF SAID LOT 1; THENCE CONTINUE EAST, ALONG SAID NORTH LINE, 55.18 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0°06' EAST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 99.97 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 55.18 FEET, TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 99.97 FEET, TO THE POINT OF BEGINNING.

**The property is commonly known as: 176 MACE ROAD, MEDFORD, OR 97501.**

Said sale is made pursuant to a Writ of Execution dated April 9, 2019, issued out of the Circuit Court of the State of Oregon for the County of Jackson where THE BANK OF NEW YORK MELLON FKA

THE BANK OF NEW YORK, AS TRUSTEE

FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12,

is plaintiff, and ALL UNKNOWN HEIRS AND DEVISEES OF JUDY WHITE, a deceased individual; TERRY WHITE, an individual and as potential heir of JUDY WHITE, a deceased individual; STEVEN R. RUSSO, as claiming successor and as potential heir of JUDY WHITE, a deceased individual; JAYSON FEHR, as potential heir of JUDY WHITE, a deceased individual; CRYSTAL PRICE, as potential heir of JUDY WHITE, a deceased individual; STERLING WHITE, as potential heir of JUDY WHITE, a deceased individual; CHELSEA WHITE, as potential heir of JUDY WHITE, a deceased individual; SOUTHERN OREGON CREDIT SERVICE, INC.; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 176 MACE ROAD, MEDFORD, OR 97501, 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