

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #24CV13824
)
County of Jackson) Sheriff's Case #24-05675

NOTICE OF SHERIFF'S SALE (Real Property)

On December 4, 2024, 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 May 18, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 4, OAKDALE PARK ADDITION, IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 9, PLAT RECORDS; THENCE SOUTH 89° 57' 15" EAST, ALONG THE NORTH BOUNDARY OF SAID BLOCK, 140.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 0° 06' WEST 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0° 06' WEST, 115.00 FEET; THENCE SOUTH 89° 57' 20" EAST, 130.0 FEET TO A POINT 10.0 FEET WEST OF THE WEST BOUNDARY OF HART AVENUE; THENCE NORTH 0° 06' 10" EAST PARALLEL WITH SAID WEST BOUNDARY, 114.99 FEET TO THE SOUTH BOUNDARY OF GARFIELD STREET; THENCE NORTH 89° 57' 15" WEST ALONG SAID SOUTH BOUNDARY, 130.01 FEET, TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION INCLUDED IN THAT TRACT DEED TO JACKSON COUNTY BY INSTRUMENT RECORDED AS DOCUMENT NO. 66-12848, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

The property is commonly known as: 877 GARFIELD STREET, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated October 4, 2024, 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 UNKNOWN HEIRS AND DEVISEES OF DORA DEE PEYTON AKA DORA D. PEYTON AKA DORA PEYTON; GARY ROGER PEYTON AKA GARY R. PEYTON AKA GARY PEYTON; UNITED STATES OF AMERICA; OCCUPANTS OF THE PROPERTY is defendant.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY. You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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/>

https://www.jacksoncountyor.gov/departments/sheriff/services/sheriff_s_sales.php

NATHAN SICKLER, SHERIFF
Jackson County, Oregon