

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #16CV06290
)	
County of Jackson)	Sheriff's Case #17-03951

NOTICE OF SHERIFF'S SALE (Real Property)

On October 24, 2017, 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 3/4/2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

Lot Nineteen (19) of VALLEY POINT, in the City of Central Point, Jackson County, Oregon according to the official plat thereof, now of record.

The property is commonly known as: 1309 Magruder Court, Central Point, Oregon 97502.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated April 21, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is plaintiff, and RICHARD J MCADELL; THE RICHARD MCADELL REVOCABLE TRUST; PAUL W BINFORD III; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.; SUNTRUST MORTGAGE, INC.; OCCUPANTS OF THE PROPERTY 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