

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #15CV17554
)
County of Jackson) Sheriff's Case #17-05353

NOTICE OF SHERIFF'S SALE (Real Property)

On December 13, 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 which the Defendant LINDA P. CHENAULT ("Defendant") had on August 30, 2011, the date of the foreclosed Deed of Trust which was recorded on September 6, 2011, as Instrument No. 2011-027020 in the official records of the Jackson County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

Beginning at the Northwest corner of Lot 9 of VALLEY VIEW ADDITION to the City of Jacksonville, Jackson County, Oregon, according to the Official Plat thereof, now of record, for the true point of beginning; thence South 64° 51' 10R East along the Northerly line of said Lot. 130.20 feet; thence South 25° 08' 1 OR West 56.75 feet to a point on the Northerly line of Woodberry Subdivision in the City of Jacksonville, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence along said Subdivision line, North 70° 00' 35R West (record North 71° 15' West) 130.73 feet to a point on the Westerly line of said Lot 9; thence North 25° 08' 10R East along the Westerly line, 68.50 feet to the true point of beginning.

TOGETHER WITH that portion of Grove Street vacated by Ordinance No. 118 of the City of Jacksonville, record of which appears in instrument recorded February 5, 1969 as Document No. 69-00832, Official Records of Jackson County, Oregon, adjacent to and Northwesterly of Northwesterly line of above described tract.

The property is commonly known as: 335 GOLD TERRACE, JACKSONVILLE, OR 97530.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated February 23, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where U.S. BANK NATIONAL ASSOCIATION is plaintiff, and LINDA P. CHENAULT; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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