

# JEFFERSON COUNTY SHERIFF'S OFFICE

Sheriff Jim Adkins



State of Oregon

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Court Case# 17CV02532

County of Jefferson

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## NOTICE OF SHERIFF'S SALE (Real Property)

On November 9, 2017, at the hour of 10:00am at the Jefferson County Sheriff's Office, 675 NW Cherry Lane, in the City of Madras, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Jefferson County Sheriff's Office, subject to redemption, located in Jefferson County, Oregon: All of the interest that debtor had in certain property in Jefferson County, Oregon, the following described real property:

PARCEL I: THE SOUTH 100 FEET OF LOT 22, BLOCK 42, FIRST ADDITION TO METOLIUS, RECORDED JULY 7, 1911, JEFFERSON COUNTY, OREGON

PARCEL II: THE NORTH 42 FEET OF LOT 22, BLOCK 42, FIRST ADDITION TO METOLIUS, JEFFERSON COUNTY, OREGON

The property is commonly known as: 2032 SW 6TH STREET  
METOLIUS, OR 97741

Said sale is made pursuant to a Writ of Execution dated August 2, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jefferson where U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR CIM TRUST 2016-5, MORTGAGE-BACKED NOTES, SERIES 2016-5 is plaintiff, and EZEQUIEL G. SANDOVAL; TERESA RUIZ L; STATE OF OREGON; PARTIES IN POSSESSION 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 proof of 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 Jefferson 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 allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.**

Interested parties can obtain additional information about this sale including the dollar amount owing on the writ at <http://oregonsheriffssales.org/county/jefferson/>

JIM ADKINS, SHERIFF  
Jefferson County, Oregon

By   
Deputy Jennifer Goelze