

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #17CV05889

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County of Jackson

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Sheriff's Case #17-06695

NOTICE OF SHERIFF'S SALE (Real Property)

On January 16, 2018, 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, the defendant's interest, in the following described real property:

COMMENCING AT THE CENTER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON BEING THE POINT OF BEGINNING; THENCE NORTH 89°52'05" EAST ALONG THE CENTERLINE OF SAID SECTION 8 A DISTANCE OF 300.15 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 36°32'50" EAST, 651.20 FEET TO A 5/8 INCH IRON PIN AT A POINT ON A CURVE FROM WHICH THE RADIUS POINT BEARS NORTHEASTERLY, 260.00 FEET; THENCE ALONG SAID CURVE (LONG CHORD BEARS NORTH 42°25'40" WEST, 72.69 FEET) A DISTANCE OF 72.93 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 34°23'30" WEST, 148.07 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 45°41'00" WEST, 915.97 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 60.00 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 89°52'05" EAST, 100.12 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 505 WREN RIDGE DRIVE, EAGLE POINT, OR 97524.

Said sale is made pursuant to a Writ of Execution dated July 24, 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 TIM A. LEWIS aka TIM LEWIS ALLAN aka TIMOTHY LEWIS ALLEN LEWIS; JPMORGAN CHASE BANK, N.A.; KELLY LYNN SLAYTON; STATE OF OREGON; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE

REAL PROPERTY COMMONLY KNOWN AS 505 WREN RIDGE DR, EAGLE POINT, OR 97524 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