

# BAKER COUNTY SHERIFF'S OFFICE



State of Oregon

)

Court Case# 16243

County of Baker

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Sheriff's Case# 2017001727

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

On January 23, 2018, at the hour of 9:00 a.m. at the Baker County Court House, 1995 Third Street, Baker City, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Baker County Sheriff's Office, subject to redemption, the following described real property:

**A parcel in the Southeast quarter of Section 19, Township 8 South, Range 39 East of the Willamette Meridian, in the County of Baker and State of Oregon, more particularly described as follows: BEGINNING at a point North 00°12'00" East 335 feet and North 89°29'55" West 2100 feet from the Southeast corner of Section 19, said township and range; thence North 00°12'10" East 430 feet; thence North 89°29'55" West 535 feet, more or less, to the West line of the Southwest quarter of the Southeast quarter of said Section 19; thence South 00°12'10" West 430 feet, more or less, along the West line of the Southwest quarter of the Southeast quarter of said Section 19; thence South 89°29'55" East 535 feet, more or less, to the POINT OF THE BEGINNING.**

The property is commonly known as: **14390 Butler Lane  
Baker City, OR 97814**

Said sale is made pursuant to a Writ of Execution dated April 26, 2017, issued out of the Circuit Court of the State of Oregon for the County of Baker where CITIFINANCIAL SERVICING LLC, is plaintiff, and CAROL D. SRACK; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 14390 BUTLER LANE, BAKER CITY, OREGON 97814, 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 Baker 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.

TRAVIS ASH, SHERIFF  
Baker County, Oregon

By



April L. Bowers, Civil Deputy

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