

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #16CV35872

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County of Jackson

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Sheriff's Case #17-05268

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

On February 20, 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, all of the interest that the Defendant had on or about December 28, 2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

**LOT 11, BLOCK 2, FLAGSTONE SUBDIVISION, IN THE CITY OF CENTRAL POINT, COUNTY OF JACKSON AND STATE OF OREGON.**

The property is commonly known as: 625 PALO VERDE WAY, CENTRAL POINT, OR 97502.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 6, 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 ROBIN G. DUDLEY; TAMRA R. DUDLEY; STATE OF OREGON; 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://oregonsheriffsales.org/>

<http://jacksoncountyor.org/sheriff/services/sheriffs-sales>

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon