

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



|                   |   |                          |
|-------------------|---|--------------------------|
| State of Oregon   | ) | Court Case #15CV13652    |
|                   | ) |                          |
| County of Jackson | ) | Sheriff's Case #17-06304 |

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

On March 27, 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 March 7, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

### PARCEL 1:

Beginning at a point on the South line of Government Lot 2, Section 10, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, which is 862.21 feet East, of the Northwest corner of Donation Land Claim No. 48, said point also being the Southeast corner of tract described in Volume 496, Page 397, Jackson County, Oregon, Deed Records; thence North, 1317.19 feet; thence East, 356.81 feet; thence South, 1012.39 feet to the Southeast corner of tract described in Volume 564, Page 443, Jackson County, Oregon, Deed Records; thence West, along said South line, 316.81 feet, to the Southwest corner thereof; thence South, 305 feet, to the South line of Government Lot 2; thence West, along said South line of Government Lot 2, a distance of 40 feet, to the true point of beginning. EXCEPTING THEREFROM that portion lying in Griffin Creek County Road.

### PARCEL 2:

Beginning at a point on the South line of Government Lot 2, Section 10, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, said point being East, 902.21 feet, from the Northwest corner of Donation Land Claim No. 48, said Township and Range; thence North, 305 feet, to the Southwest corner of tract described in Volume 564, Page 443, Jackson County, Oregon, Deed Records; thence East, along the South line of said tract, 316.81 feet, to the Southeast corner thereof; thence South, 305 feet, more or less, to the South line of Government Lot 2; thence West, along said South line, 316.81 feet, to the true point of beginning. EXCEPTING THEREFROM that portion lying in Griffin Creek County Road.

The property is commonly known as: 3242 W GRIFFIN CREEK ROAD, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated July 13, 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 CHARLES D. MOORE, THE UNKNOWN HEIRS AND DEVISEES OF HELEN MOORE; STATE OF OREGON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS; GMAC MORTGAGE, LLC; 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://oregonsheriffssales.org/>

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

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon