

JEFFERSON COUNTY SHERIFF'S OFFICE

Sheriff Jim Adkins



State of Oregon

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Court Case# 16CV10422

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County of Jefferson

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NOTICE OF SHERIFF'S SALE (Real Property)

On April 19, 2018, 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:

Lot 122, CROOKED RIVER RANCH No. 10, Jefferson County, Oregon

The property is commonly known as: 12178 SW Buckaroo Place

Terrebonne, OR 97760

Said sale is made pursuant to a Writ of Execution in Foreclosure dated January 29, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jefferson where CIT BANK, N.A. is plaintiff, and ESTATE OF CHARLENE J. RUSSELL, an Estate; VALERIE VIRAMONTE, an heir; UNKNOWN HEIRS OF CHARLENE J. RUSSELL, heirs; and all other persons, or parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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 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 www.oregonsheriffs.com/sales-jefferson.htm

JIM ADKINS, SHERIFF
Jefferson County, Oregon

By _____
Deputy Zawerucha