

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)
County of Jackson)

Court Case #17CV16293
Sheriff's Case #17-09764

NOTICE OF SHERIFF'S SALE (Real Property)

On May 9, 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 which the Defendants BETSY LINDER, JOHN KOWALSKI, BANK OF AMERICA, N.A., and ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN ("Defendants") had on September 25, 2006, the date of the foreclosed Deed of Trust which was recorded on September 29, 2006, as Instrument No. 2006-049560 in the official records of the Jackson County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

Beginning at a 2" iron pipe monument common to Sections 4, 5, 8 and 9 in Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South 89°22'00" West 333.00 feet; thence North 45°50'40" East 206.26 feet; thence North 19°23'30" East 324.09 feet; thence North 45°48'10" East 30.00 feet to the centerline of the Old Stage Road; thence South 44°11'50" East 650.83 feet to the intersection of the South Line of Section 4 of said Township and Range; thence West 439.67 feet to the point of beginning.

The property is commonly known as: 4021 OLD STAGE ROAD, CENTRAL POINT, OR 97502.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 1, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY is plaintiff, and BETSY LINDER, an individual; JOHN KOWALSKI, an individual; BANK OF AMERICA, N.A., a national association; and all other persons, 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 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