

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #17CV38460

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County of Jackson

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Sheriff's Case #18-01984

NOTICE OF SHERIFF'S SALE (Real Property)

On June 6, 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, the defendant's interest, in the following described real property:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF JACKSON, STATE OF OREGON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER OR SAID SECTION 15, AND RUNNING THENCE ON THE WESTERLY LINE OR SAID SECTION, NORTH 00° 00' 41" WEST 661.50 FEET (RECORD 695.33 FEET); THENCE LEAVING SAID LINE, NORTH 88° 33' 00" EAST 514.11 FEET TO A 5/8 INCH IRON PIN AT AN ANGLE IN THE EASTERLY LINE OF THAT CERTAIN REAL PROPERTY DESCRIBED IN VOLUME 366, AND PAGE 478, JACKSON COUNTY, OREGON, DEED RECORDS; THENCE CONTINUE NORTH 88° 33' 00" EAST 177.00 FEET TO A 5/8 INCH IRON PIN MARKING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 88° 33' 00" EAST 177.71 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 82-09167, OFFICIAL RECORDS JACKSON COUNTY, OREGON; THENCE ON SAID WESTERLY LINE, SOUTH 01° 27' 00" EAST 111.27 FEET TO A POINT DESIGNATED "A" FOR FUTURE REFERENCE; THENCE SOUTH 88° 33' 00" WEST 177.71 FEET; THENCE NORTH 01° 27' 00" WEST 111.27 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 156 SHADY LANE, SHADY COVE, OR 97539.

Said sale is made pursuant to a Writ of Execution dated February 12, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where DITECH FINANCIAL LLC is plaintiff, and THE ESTATE OF JOSE E. BUENO; THE UNKNOWN HEIRS AND ASSIGNS OF JOSE E. BUENO ; THE UNKNOWN DEVISEES OF JOSE E. BUENO; ARMANDO R. BUENO; HUGO GERARD BUENO; NYNPHA M. HUNTINGTON AND

ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 156 SHADY LANE, SHADY COVE, OR 97539 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