

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #124298E2
)
County of Jackson) Sheriff's Case #17-09775

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

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 330.0 FEET, TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1250.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE BUTTE FALLS HIGHWAY; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID HIGHWAY, 250.0 FEET, MORE OR LESS, TO A POINT THAT IS 80.0 FEET WEST OF (WHEN MEASURED AT RIGHT ANGLES TO), THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH, ALONG A LINE THAT IS PARALLEL WITH AND 80.0 FEET DISTANT FROM THE SAID EAST LINE, 250.0 FEET; THENCE WEST, 170.0 FEET; THENCE SOUTH, PARALLEL WITH SAID EAST LINE, 1000.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST, ALONG SAID SOUTH LINE, 80.0 FEET, TO THE TRUE POINT OF BEGINNING (TAX ACCOUNT 10661750, MAP TAXLOT 351E7602; AND TAX ACCOUNT 10693025, MAP TAXLOT 351E07600), BUT NOT INCLUDING THAT REAL PROPERTY FORECLOSED ON IN THE ABOVE-REFERENCED CASE AS PARCEL 2 OF THAT CERTAIN DEED OF TRUST RECORDED IN JACKSON COUNTY, OREGON, ON DECEMBER 7, 2007, AS INSTRUMENT NUMBER 2007-054831, WHICH WAS EARLIER FORECLOSED ON BY JACKSON COUNTY, OREGON, AND IS NOW COMMONLY KNOWN AS 3500 BUTTE FALLS HWY EAGLE POINT, OR 97524, TAX ACCOUNT 10237181, MAP TAXLOT 351E7600, AND LEGALLY DESCRIBED AS FOLLOWS:

THAT REAL PROPERTY IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, AND THE WEST HALF OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. EXCEPTING THEREFROM THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 1 EAST WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. ALSO, EXCEPTING THEREFROM THE WEST 660.0 FEET OF THE NORTH 1980.0 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE ABANDONED MEDCO RAILROAD RIGHT OF WAY.

The property is commonly known as: 3444 BUTTE FALLS HIGHWAY, EAGLE POINT, OR 97524.

Said sale is made pursuant to a Writ of Execution dated November 3, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where CITIMORTGAGE, INC. is plaintiff, and NANCY L. CASSLEY; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES 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