

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #17CV25991
)	
County of Jackson)	Sheriff's Case #17-10062

NOTICE OF SHERIFF'S SALE (Real Property)

On May 23, 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:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS, 11, 12, 13, AND 14, TOWNSHIP 38 SOUTH RANGE 3 WEST, WILLAMETT MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH, 1556 FEET MORE OR LESS, ALONG THE LINE COMMON TO SECTIONS 11 AND 12, TO THE CENTER LINE OF OREGON STATE HIGHWAY NO. 238 AS IT EXISTED ON AUGUST 7, 1951, FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 208 FEET; THENCE EAST 209 FEET; THENCE SOUTH, 140 FEET TO THE CENTER LINE OF OREGON STATE HIGHWAY NO 238; THENCE IN A WESTERLY DIRECTION, ALONG THE CENTER LINE OF THE HIGHWAY, TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF OREGON STATE HIGHWAY NO. 238.

The property is commonly known as: 4140 HIGHWAY 238, JACKSONVILLE, OR 97530.

Said sale is made pursuant to a Writ of Execution dated November 20, 2017, 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 MARY K. RUST; THE MARY RUST LOVING TRUST, DATED NOVEMBER 28, 2005; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF MARY KATHLEEN RUST; ROBERT JAMES RUST; MICHAEL J. RUST AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE,

LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4140 HWY 238, JACKSONVILLE, OR 97530 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