

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #17CV29498

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County of Jackson

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Sheriff's Case #18-02792

NOTICE OF SHERIFF'S SALE (Real Property)

On July 17, 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 that the Defendants had on June 23, 2009, the date of the Trust Deed, and, also, all of the interest which Defendants had thereafter, in the following described real property:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, SECTION 31, TOWNSHIP 36 SOUTH RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE EAST, ON THE SOUTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 792.0 FEET; THENCE NORTH, 385.0 FEET; THENCE WEST, PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT, 792.0 FEET TO THE WEST BOUNDARY THEREOF; THENCE SOUTH, ALONG SAID WEST BOUNDARY, 385.0 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 4925 TIOGA WAY, CENTRAL POINT, OR 97502.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated April 11, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where SUSAN C. FULLER and JO WEGSTEIN is plaintiff, and PAT SITA and CACH, LLC., (a Colorado Limited Liability Company) 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