

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #16CV42782

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County of Jackson

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Sheriff's Case #18-02791

NOTICE OF SHERIFF'S SALE (Real Property)

On June 13, 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 had on October 15, 2004, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter in the following described real property:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, LYING NORTHERLY OF THE SAMS VALLEY STATE HIGHWAY NO. 234, EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE SAMS VALLEY STATE HIGHWAY NO. 234 AND THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, IN SAID TOWNSHIP AND RANGE; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 441.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE WEST ON THE NORTH LINE THEREOF, A DISTANCE OF 338.46 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 613.0 FEET TO INTERSECT THE NORTHWESTERLY LINE OF SAID HIGHWAY; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE 383.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

The property is commonly known as: 4494 HIGHWAY 234, WHITE CITY, OR 97503.

Said sale is made pursuant to a Writ of Execution dated March 13, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where JPMORGAN CHASE BANK,

N.A. is plaintiff, and JOHN JAMES LINDSLEY; UNKNOWN HEIRS OF BETTY J. KELLER LINDSLEY; UNKNOWN HEIRS OF MARK E. LINDSLEY; ASSOCIATES FINANCIAL SERVICES COMPANY, INC.; STATE OF OREGON; CREDIT BUREAU OF JOSEPHINE COUNTY, INC.; PARTIES IN POSSESSION 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