

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF POLK**

NATIONSTAR MORTGAGE, LLC.,

Plaintiff(s),

vs.

JAMES KERNE AKA JAMES EVERETT KERNE; LEAH KERNE AKA LEAH JEAN KERNE; STATE OF OREGON; OCCUPANTS OF THE PROPERTY,

Defendant(s).

No. 17CV20966

**NOTICE OF
SHERIFF'S SALE
(REAL PROPERTY)**

On 06-26-18, at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, I will sell at public auction to the highest bidder for cash or certified cashier's check made payable to the Polk County Sheriff's Office, subject to redemption, all of the interest which the defendant(s) had on 05-30-13, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter in the following described real property located in Polk County, Oregon, to wit:

BEGINNING AT AN IRON ROD AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 2, PATTERSON'S SECOND ADDITION TO THE CITY OF INDEPENDENCE, POLK COUNTY, STATE OF OREGON; AND RUNNING THENCE NORTH 00 DEG. 01' WEST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 60.00 FEET TO AN IRON ROD, SAID IRON ROD ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 91.38 FEET TO AN IRON ROD; THENCE NORTH 00 DEG. 01' WEST PARALLEL WITH THE EAST LINE OF LOTS 5, 6 AND 7 AND SAID BLOCK 2, A DISTANCE OF 85.52 FEET TO AN IRON ROD IN THE NORTH LINE OF THAT CERTAIN TRACT OF AND CONVEYED TO ALAN L. BOWLES AND WIFE, BY DEED RECORDED IN VOLUME 69, PAGE 964, BOOK OF RECORDS FOR SAID POLK COUNTY; THENCE SOUTH 88 DEG. 06' 30" WEST, ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF 10TH STREET, SAID POINT BEING 10.5 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEG. 01' EAST ALONG THE WEST LINE OF SAID LOTS 7, 6 AND 5 A DISTANCE OF 82.5 FEET TO THE TRUE POINT OF BEGINNING, (PLAT VOLUME D15, PAGE 462).

TOGETHER WITH: A SEWER LINE EASEMENT OVER AND ACROSS THE FOLLOSING DESCRIBED LAND: BEGINNING AT A POINT WHICH IS 48.0 FEET SOUTH OF THE NORTHEAST CORNER OR LOT 6, BLOCK 2, PATTERSON'S 2ND ADDITION TO THE CITY OF INDEPENDENCE, POLK COUNTY OREGON: SAID POINT ALSO BEING ON THE EAST LINE OF LOT 6, BLOCK 2; THENCE WEST 60.0 FEET ALONG PROPOSED SEWER LINE EASEMENT. SAID EASEMENT TO BE 15.0 FEET IN WIDTH AND LYING 7.5 FEET EITHER SIDE OF THE ABOVE DESCRIBED EASEMENT LINE.

More commonly known as 461 10TH ST. INDEPENDENCE, OR. 97351

Said sale is made pursuant to a Writ of Execution dated 04-13-18, issued out of the Circuit Court of the State of Oregon for the County of Polk to me directed in the above entitled case.

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: Only U.S. currency and/or certified cashier's checks made payable to the Polk County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

If you are attending the sale please check in at the Sheriff's Office. If you are bidding at the sale I will ask to verify that you have the funds to participate.

Mark Garton, Sheriff
Polk County, Oregon

By: Jay M. Schmoyer, Civil Deputy
For Mark Garton, Sheriff

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