

# JEFFERSON COUNTY SHERIFF'S OFFICE



Sheriff Marc Heckathorn

State of Oregon

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Court Case# 19CV47152

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County of Jefferson

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## NOTICE OF SHERIFF'S SALE (Real Property)

On October 14, 2021, at the hour of 10:00am at the Jefferson County Sheriff's Office, 675 NW Cherry Lane, in the City of Madras, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Jefferson County Sheriff's Office, subject to redemption, located in Jefferson County, Oregon: All of the interest that debtor had in certain property in Jefferson County, Oregon, the following described real property:

THAT PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W ½ NE ¼) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, JEFFERSON COUNTY, OREGON, LYING WEST OF THE PORTLAND GENERAL ELECTRIC EASEMENT AND RIGHT OF WAY.

The property is commonly known as: 1051 SW Mtn. View Dr.  
Madras, OR 97741

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 30, 2021, issued out of the Circuit Court of the State of Oregon for the County of Jefferson where LOANCARE, LLC is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF CAROL KARI BICART AKA CAROL A BICART AKA CAROL KARI BICART AKA CAROL A. KARI AKA CAROL BICART AKA CAROL KARI AKA CAROL KARI-BICART AKA CAROL KARIBICART; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMECOMING FINANCIAL LLC F/K/A/

HOMECOMINGS; ANDREA L. SCHMIDT, AS SUCCESSOR TRUSTEE TO THE CAROL A. BICART REVOCABLE LIVING TRUST AGREEMENT OF FEBRUARY 17, 2017; KENNETH BICART; OCCUPANTS OF THE PROPERTY 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 proof of 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 Jefferson 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 allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.**

Interested parties can obtain additional information about this sale including the dollar amount owing on the writ at <https://oregonsheriffs.org/county/jefferson/>

MARC HECKATHORN, SHERIFF  
Jefferson County, Oregon

By \_\_\_\_\_  
Deputy Miles