

JEFFERSON COUNTY SHERIFF'S OFFICE

Sheriff Marc Heckathorn



State of Oregon) Court Case# 20CV09857
)
County of Jefferson)

NOTICE OF SHERIFF'S SALE (Real Property)

On February 17, 2022, 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:

LOT 2, BLOCK 7, ROUND BUTTE RECREATIONAL AREA UNIT II, JEFFERSON COUNTY, OREGON, AS RECORDED IN PLAT BOOK 2, PAGE 47, JEFFERSON COUNTY, RECORDS.

The property is commonly known as: 5691 SW BLUFF LANE, CULVER, OREGON 97734 ("Subject Property")

Said sale is made pursuant to a Writ of Execution dated November 30, 2021, issued out of the Circuit Court of the State of Oregon for the County of Jefferson where WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is plaintiff, and THE ESTATE OF GARY L. CRAIG; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF GARY L. CRAIG; MARK ALAN CRAIG; SHERRIE LYNN CRAIG; STATE OF OREGON; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CREDIT ASSOCIATES

INC.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 5691 SW BLUFF LANE, CULVER, OREGON 97734 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://oregonsheriffssales.org/county/jefferson>

MARC HECKATHORN, SHERIFF
Jefferson County, Oregon

By _____
Deputy Young