

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

)

Court Case #16CV02612

)

County of Jackson

)

Sheriff's Case #17-06698

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

On November 14, 2017, 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, the defendant's interest in the following described real property:

**COMMENCING AT THE 1" GALVANIZED IRON PIPE (SET IN CONCRETE) WITH BRONZE CAP, LOCATING THE INSIDE ELL CORNER OF DONATION LAND CLAIM NO. 53 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THENCE NORTH 0°14' 15" EAST, ALONG THE WEST LINE OF SAID CLAIM, 820.64 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°14'15" EAST, ALONG SAID CLAIM LINE, 278.0 FEET TO THE NORTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 471 PAGE 409 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 89° 44' 04" EAST, ALONG THE NORTH LINE OF SAID TRACT, 160.37 FEET (RECORD EAST 159.0 FEET) TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 11° 19' 00" EAST (RECORD SOUTH 11° 35' 00" EAST) 283.78 FEET; THENCE NORTH 89° 44' 04" WEST 217.0 FEET TO THE TRUE POINT OF BEGINNING.**

The property is commonly known as: 380 DEAD INDIAN MEMORIAL, ASHLAND, OR 97520.

Said sale is made pursuant to a Writ of Execution dated July 17, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where DITECH FINANCIAL, LLC is plaintiff, and JOHN E. BERGREN; MARY V. BERGREN; 16 ASSET MANAGEMENT HOLDINGS LLC; SHERWIN-WILLIAMS COMPANY; RAMSAY ELECTRIC INC.; UNITED STATES OF AMERICA; MR ROOTER PLUMBING; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE

REAL PROPERTY COMMONLY KNOWN AS 380 DEAD INDIAN MEMORIAL,  
ASHLAND, OREGON 97520 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://oregonsheriffsales.org/>

<http://jacksoncountyor.org/sheriff/services/sheriffs-sales>

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon