

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #16CV30862

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County of Jackson

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Sheriff's Case #17-09771

NOTICE OF SHERIFF'S SALE (Real Property)

On March 6, 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, the defendant's interest, in the following described real property:

COMMENCING AT THE BRASS CAP MONUMENTING THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00 DEGREES 13' 53" EAST 94.74 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 OF RIVERSIDE ADDITION TO THE CITY OF GOLD HILL, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, SOUTH 77 DEGREES 18' 05" EAST 230.09 FEET TO A 5/8 INCH IRON PIN SET FOR THE SOUTHWEST CORNER OF LOT 11 OF SAID RIVERSIDE ADDITION; THENCE CONTINUE SOUTH 77 DEGREES 18' 05" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 2 DEGREES 31' 14" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 100.00 FEET; THENCE NORTH 87 DEGREES 28' 46" EAST 57.90 FEET; THENCE SOUTH 2 DEGREES 31' 14" EAST, 115.75 FEET TO THE SOUTHERLY LINE OF SAID LOT 11; THENCE NORTH 77 DEGREES 18' 05" WEST, ALONG SAID SOUTHERLY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 1365 N SECOND AVENUE, GOLD HILL, OR 97525.

Said sale is made pursuant to a Writ of Execution dated June 26, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where Bank Of America, N.A. assignee for U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is plaintiff, and BENTON A. DOLLARHIDE aka BENTON AMASA DOLLARHIDE; LYNETTE ANN DOLLARHIDE aka LYNETTE ANN BRISTOW; STATE OF OREGON,

DIVISION OF CHILD SUPPORT; KATRINA A. DOLLARHIDE; BANK OF AMERICA, N.A.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1365 N SECOND AVENUE, GOLD HILL, OREGON 97525 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