

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon ) Court Case #16CV10230  
)  
County of Jackson ) Sheriff's Case #17-08477

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

On April 26, 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, all of the interest that the Defendant had on or about 8/22/2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

Parcel No. 1 of Partition Plat No. P-34-1994 of the Records of Jackson County, Oregon; Filed March 29, 1994, Index Volume 5, Page 34, County Survey No. 13933.

**EXCEPTING THEREFROM:** Commencing at the quarter-corner shared by sections 3 and 4 of Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon; thence North 0°30'00" East, along the Section line common to said section 3 and 4 a distance of 1240.26 feet to the intersection of the South line of Parcel No. 1 of Partition Plat Recorded March 28, 1994, as Partition Plat No. P-34-1994 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 13933 in the Office of the Jackson County Surveyor; thence south 68°07'50 11 West, along said South line, 2384.27 feet to a 5/811 iron pin; thence south 09°24'26 11 West to the South right-of-way of Forest Creek Road; thence North 64°14 1 0811 West, along said right of way, 300.29 feet; thence along a curve to the left having a radius of 290.00 feet, a arc length of 223.10 feet and a delta angle of 44°04'44 11 (the long chord bears North 86°16'30" West 217.64 feet), to the North-South centerline of said Section 4; thence, leaving said right-of- way, North 1°13'18" East, along said centerline a distance of 1009.52 feet to a 5/8" iron pin, said pin being the Northwest corner of the South half of the Northeast quarter of said section 4; thence South 89°12'28 11 East along the North line of said South half, 311.00 feet to the POINT OF BEGINNING; thence, leaving said North line, South 00°47'32" West 140.00 feet; thence South 89°12'28 11 East 350.00 feet; thence North 00°47'32" East 140.00 feet to said North line; thence North 89°12'28 11 West, along said North line, 350.00 feet to the POINT OF BEGINNING.

(Map No. 383W04, Tax Lot 502, Account No. 1-084946-1, code 49-46) (Map No. 383W04, Tax Lot 502, Account No. 1-084915-3, Code 49-16)

The property is commonly known as: 3640 FOREST CREEK ROAD, JACKSONVILLE, OR 97530.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated September 8, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where BANK OF AMERICA, N.A. is plaintiff, and LORRIE S ANDERSON AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF HARRY DETWILER, DECEASED; WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION; LORRIE S ANDERSON ; DAVID L. DETWILER; PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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