

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon) Court Case #12-5886-L-2
County of Jackson) Sheriff's Case #18-1047

NOTICE OF SHERIFF'S SALE (Real Property)

On June 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, all of the interest which the plaintiff had on April 22, 2009, the date of the foreclosed Deed of Trust, and also all of the interest which the plaintiffs had thereafter, in the following described real property:

COMMENCING AT THE NORTH QUARTER CORNER TO SECTION 3, TOWNSHIP 37 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION, SOUTH 89° 55' 30" EAST, 382.78 FEET TO A 3/4 INCH IRON PIN LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BIRDSEYE CREEK (COUNTY) ROAD; THENCE ALONG SAID ROAD LINE, SOUTH 49° 15' 10" WEST, 195.52 FEET TO A 3/4 INCH REBAR LOCATED AT THE MOST WESTERLY CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 75-13211, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT, SOUTH 46° 12' 30" EAST, 205.17 FEET; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT, NORTH 53° 48' 50" EAST, 158.64 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT, SOUTH 57° 51' 20" EAST, 209.73 FEET TO AN ANGLE POINT ON SAID TRACT BOUNDARY; THENCE LEAVING SAID TRACT, NORTH 78° 11' WEST, 26.0 FEET TO THE CENTER OF BIRDSEYE CREEK; THENCE SOUTHWESTERLY, UPSTREAM, ALONG THE CENTER OF SAID CREEK TO INTERSECT WITH THE SOUTHWESTERLY PROJECTION OF A LINE WHICH RUNS PARALLEL TO AND 50 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE NORTHEASTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 78-02231, SAID OFFICIAL RECORDS; THENCE NORTH 24° 51' 30" WEST ALONG SAID LINE, A MORE OR LESS DISTANCE OF 380 FEET, TO INTERSECT SOUTHEASTERLY RIGHT OF WAY LINE OF SAID BIRDSEYE CREEK (COUNTY) ROAD; THENCE ALONG SAID ROAD LINE NORTH 49° 15' 10" EAST, 92.68 FEET TO THE TRUE POINT OF BEGINNING, Tax Account No. 1-073305-3

The property is commonly known as: 1821 BIRDSEYE CREEK ROAD, GOLD HILL, OR 97525.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated January 22, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where GMAC MORTGAGE, LLC, ITS SUCCESSORS AND/OR ASSIGNS is plaintiff, and DAVID BRIAN SMITH; UNITED STATES OF AMERICA; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN 1821 BIRDSEYE CREEK RD., GOLD HILL, OREGON 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