

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #17CV43986

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County of Jackson

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Sheriff's Case #18-02789

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

On June 13, 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 the defendant's interest, in the following described real property:

**BEGINNING AT THE POINT AT INTERSECTION OF THE CENTERLINE OF THE ABANDONED RIGHT OF WAY OF ROGUE VALLEY RAILROAD WITH THE WEST LINE OF DONATION LAND CLAIM NO. 76 IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID POINT BEING 407.4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID CLAIM, RUNNING THENCE EAST ALONG SAID RIGHT OF WAY CENTERLINE 370 FEET; THENCE SOUTH 117 FEET; THENCE WEST 370 FEET TO THE WEST LINE OF SAID DONATION LAND CLAIM NO. 76; THENCE NORTH 117 FEET ALONG THE CLAIM LINE TO THE POINT OF BEGINNING.**

The property is commonly known as: 405 OAK GROVE ROAD, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution dated March 21, 2018, issued out of the Circuit Court of the State of Oregon for the County of Jackson where CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, ITS SUCCESSORS AND/OR ASSIGNS, is plaintiff, and MICHAEL D. ROWBOTTOM; DIANA ROWBOTTOM; SOUTHERN OREGON CREDIT SERVICE, INC.; STATE OF OREGON; LIBERTY ACQUISITIONS SERVICING LLC; GENERAL CREDIT SERVICE, INC.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 405 OAK GROVE ROAD, MEDFORD, OR 97501, 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