

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #16CV12081

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County of Jackson

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Sheriff's Case #24-00885

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

On March 27, 2024, 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 Defendants JONATHAN A. OLSON, CHRISTINA M. OLSON, STATE OF OREGON, CAPITAL ONE BANK NA, CACH LLC, PORTFOLIO RECOVERY ASSOCIATES LLC, MERCHANTS ACCEPTANCE CORP, GENERAL CREDIT SERVICE INC., and ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN ("Defendants") had on June 23, 2010, the date of the foreclosed Deed of Trust which was recorded on June 29, 2010, as Instrument No. 2010-020407 in the official records of the Jackson County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

### LEGAL DESCRIPTION

Lot 13, WOODLAND VILLAGE, a Subdivision in Jackson County, Oregon, according to the official plat thereof, recorded September 8, 2008 in Volume 34 Page 47, Plat Records.

The property is commonly known as: 7913 TIMBERLINE ROAD, WHITE CITY, OR 97503.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated November 15, 2023, 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 JONATHAN A. OLSON, an individual; CHRISTINA M. OLSON, an individual; STATE OF OREGON, a government entity; CAPITAL ONE BANK NA, a national association; CACH LLC, a limited liability corporation; PORTFOLIO RECOVERY ASSOCIATES LLC, a limited liability corporation; MERCHANTS ACCEPTANCE CORP, a corporation; GENERAL CREDIT SERVICE INC, a corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property. is defendant.

**NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY.** You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

**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/>

[https://www.jacksoncountyor.gov/departments/sheriff/services/sheriff\\_s\\_sales.php](https://www.jacksoncountyor.gov/departments/sheriff/services/sheriff_s_sales.php)

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon