

# LANE COUNTY SHERIFF'S OFFICE

*Sheriff Byron M. Trapp*



## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY ON WRIT OF EXECUTION

By virtue of a Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Lane, in the case of WELLS FARGO BANK, N.A., plaintiff, and THE ESTATE OF DEBRA ANN YOUNG AKA DEBRA ANN CRAMNER; THE UNKNOWN HEIRS AND ASSIGNS OF DEBRA ANN YOUNG AKA DEBRA ANN CRAMNER; THE UNKNOWN DEVISEES OF DEBRA ANN YOUNG AKA DEBRA ANN CRAMNER; ANDREW J. COOK; JACQUELINE A. VAN HOY; NATHAN COOK; CHRISTOPHER SAMUEL COOK; TIMOTHY Y. COOK; MARIE A. JONES; STATE OF OREGON DEPARTMENT OF JUSTICE; CASCADE CASH MANAGEMENT DBA SPEEDY CASH; RAY KLEIN INC., AN OREGON CORPORATION DBA PROFESSIONAL CREDIT SERVICE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 353 E. MADISON AVE., COTTAGE GROVE, OR 97424, defendants, Case No. 16CV03439, together with written instructions, to me directed, commanding me to sell all of the right, title, interest and claim of the above named defendants in the real property described in the judgment to satisfy the money award in the sum of \$91,011.46. On August 14th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN BLOCK 1, PERKINS ADDITION TO COTTAGE GROVE, LANE COUNTY, STATE OF OREGON, AND RUNNING THENCE EAST 65 AND 8/10 FEET; THENCE SOUTH 104 FEET; THENCE WEST 65 AND 8/10 FEET; THENCE NORTH 104 FEET TO THE PLACE OF BEGINNING, ALL IN PERKINS ADDITION TO COTTAGE GROVE, LANE COUNTY, OREGON.

More commonly known as: 353 E. Madison Ave., Cottage Grove, Oregon 97424

Notice is hereby given that I will, on October 12th, 2017, at 10:00 o'clock a.m., at the main entrance of the Lane County Sheriff's Office; 125 E. 8<sup>th</sup> Avenue, Eugene, Oregon, sell the right, title, interest and claim of the defendants in the above described real property **subject to redemption** as provided by law, to the highest bidder for cash, in hand, at public oral auction.

Conditions of Sale: Only U.S. currency and/or certified cashier's checks made payable to Lane County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.

**SALE WILL BE SUBJECT TO ANY AND ALL PRIOR LIENS.**

**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.

**Publication Dates:**

**BYRON M. TRAPP, SHERIFF  
LANE COUNTY, OREGON**

**OSSA** 8/28/17 thru 9/28/17

**Register Guard** 8/30/17, 9/6/17,  
9/13/17 & 9/20/17

By: A. Wollenschlaeger, Deputy Date: 8/14/17