

# 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 NATIONSTAR MORTGAGE LLC, plaintiff, and PHIL J. MERWIN; CARMEN RENEE YOUNG; ATLANTIC CREDIT & FINANCE SPECIAL FINANCE UNIT, LLC; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED, defendants, Case No. 16CV13005, 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 \$249,200.31. On September 7th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

LOT 128, AVALON VILLAGE, PHASE 3, AS PLATTED AND RECORDED IN FILE 75, SLIDES 818, 819, 820, 821 AND 822, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

More commonly known as: 5322 Wales Drive, Eugene, Oregon 97402

Notice is hereby given that I will, on December 7th, 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** 9/25/17 thru 10/25/17

**Register Guard** 9/27/17, 10/4/17,  
10/11/17 & 10/18/17

By: A. Wollenschlaeger, Deputy Date: 9/7/17