

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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, plaintiff, and CHERI HILER-CHARLES, SUCCESSOR TRUSTEE OF THE WILBUR LIVING TRUST DATED AUGUST 1, 1995; UNKNOWN SUCCESSOR TRUSTEE OF THE WILBER LIVING TRUST DATED AUGUST 1, 1995; UNKNOWN BENEFICIARIES OF THE WILBER LIVING TRUST DATED AUGUST 1, 1995; UNKNOWN HEIRS OF FREDERIC P. WILBUR; STATE OF OREGON; OCCUPANTS OF THE PREMISES, defendants, Case No. 16-15-02504, 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 \$343,491.17. On September 11th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

BEGINNING AT A STONE SET FOR THE BEGINNING POINT OF COUNTY ROAD NO. 18, BEING ACCORDING TO COUNTY SURVEY NO. 1451, 42.56 CHAINS SOUTH 890 50' WEST FROM A POINT 20.10 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE L. POINDEXTER DONATION LAND CLAIM NO. 52, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; RUN THENCE SOUTH 0° 20' EAST ALONG THE CENTER LINE OF COUNTY ROAD NO. 18, A DISTANCE OF 116.26 FEET TO THE TRUE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00 20' EAST ALONG SAID CENTER LINE 96.26 FEET; THENCE NORTH 890 50' EAST 127.48 FEET; THENCE NORTH 0° 20' WEST 96.26 FEET; THENCE SOUTH 89° 50' WEST 127.48 FEET TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON. SAVE AND EXCEPT THEREFROM THAT PORTION LYING WITHIN COUNTY ROAD NO. 18.

More commonly known as: 370 River Loop 1, Eugene, Oregon 97404

Notice is hereby given that I will, on November 30th, 2017, at 10:00 o'clock a.m., at the main entrance of the Lane County Sheriff's Office; 125 E. 8th 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 10/2/17 thru 11/2/17

Register Guard 10/4/17, 10/11/17,
10/18/17 & 10/25/17

By: A. Wollenschlaeger, Deputy Date: 9/11/17