

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 OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, plaintiff, and CURTIS D. TATOM; KATHERINE J. TATOM; FIDELITY NATIONAL TITLE COMPANY; MAN-DATA INC DBA PACIFIC COAST CREDIT; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; OCCUPANTS OF THE PROPERTY, defendants, Case No. 15CV23158, 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 \$253,049.90. On October 24th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

Lot 2, GEMMEL'S GARDEN SUBDIVISION, in the City of Creswell, as platted and recorded in File 75, Slides 761 and 762, Lane County Oregon Plat Records, in Lane County, Oregon.

APN/Parcel #: 1634383

More commonly known as: 979 Killingsworth Avenue, Creswell, Oregon 97426

Notice is hereby given that I will, on December 28th, 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.**

Plaintiff's Attorney:
McCarthy & Holthus, LLP
920 SW 3rd Avenue, 1st Floor
Portland, OR 97204
(971) 201-3200

Byron M. Trapp, Sheriff
Lane County, Oregon

By: A. Wollenschlaeger, Deputy Date: 10/24/17