

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, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MTA TRUST 2005-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR3, plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF MAREN STRATTE-GOODMAN AKA MAREN E. STRATTE; THE UNKNOWN HEIRS AND DEVISEES OF ELEANOR FOSTER; JONATHON WHEELER; JOSEPH WAGNER; STATE OF OREGON; OCCUPANTS OF THE PROPERTY, defendants, Case No. 16CV00716, 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 \$458,576.01. On October 25th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

Lot 1, CASTLE VIEW SUBDIVISION, as platted and recorded in Book 68, Page 8, Lane County Oregon Plat Records, in Lane County, Oregon.

APN/Parcel #: 1103785

More commonly known as: 55482 Delta Rd., Blue River, Oregon 97413

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.**

Publication Dates:

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

OSSA 11/6/17 thru 12/6/17

Register Guard 11/8/17, 11/15/17,
11/22/17 & 11/29/17

By: A. Wollenschlaeger, Deputy Date: 10/25/17