

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 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, plaintiff, and ROBERT F. GWYNN; THE UNKNOWN HEIRS AND DEVISEES OF DONNA P. GWYNN; OCCUPANTS OF THE PROPERTY, defendants, Case No. 17CV11942, 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 \$164,652.68. On October 31st, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

Beginning at a point on the Easterly right of way line of the Monroe-Junction City section of the State Highway, opposite and 40.0 feet distant from Engineers Centerline Station 363+96.38 said beginning point being 793.83 feet North 30° 45' West from a point 481.65 feet South 89° 48' West from the East quarter corner of Section 30, Township 15 South, Range 4 West, Willamette Meridian; from said beginning point running thence South 89° 45' East 125.0 feet; thence North 0° 15' East 106.0 feet; thence North 89° 45' West 188.69 feet to the Easterly line of the Highway; thence South 30° 45' East 123.67 feet to the place of beginning, in Lane County, Oregon;

EXCEPT that certain tract of land described in Deed to the State of Oregon, recorded December 22, 1932, in Book 173, Page 457, Lane County Oregon Deed Records, in Lane County, Oregon.

APN/Parcel # 0004844

More commonly known as: 94893 Highway 99 W, Junction City, Oregon 97448-9340

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 11/13/17 thru 12/13/17

Register Guard 11/15/17, 11/22/17,
11/29/17 & 12/6/17

By: A. Wollenschlaeger, Deputy Date: 10/31/17