

LANE COUNTY SHERIFF'S OFFICE

Sheriff Byron M. Trapp



NOTICE OF SHERIFF'S SALE OF REAL PROPERTY ON WRIT OF EXECUTION

On **January 9, 2018, at 10:00 o'clock a.m.**, at the main entrance of the Lane County Sheriff's Office; 125 E. 8th Avenue, Eugene, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to the Lane County Sheriff's Office, **subject to redemption**, all the interest which the defendants had in the following described real property:

LOT 23, PEPPERTREE, AS PLATTED AND RECORDED IN BOOK 70, PAGE 41, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

The property is commonly known as: 3804 Peppertree Drive, Eugene, OR 97402.

Said sale is made pursuant to a Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Lane, case number **16CV23862**, dated October 2, 2017, where PHH MORTGAGE CORPORATION is plaintiff, and RICHARD J. TURNER; DIANNE S. TURNER; PEPPERTREE HOMEOWNER'S ASSOCIATION; STATE OF OREGON; PARTIES IN POSSESSION is defendant(s). The money award listed in the judgment is **\$173,241.02**.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days and published in the Register Guard for four consecutive weeks beginning December 1, 2017.

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.**

Conditions of Sale: All potential bidders need to confirm funds 15 minutes prior to the sale, those who don't have sufficient funds will not be allowed to bid. 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.

Interested parties can find opening bids, postponements etc. by viewing our website at <http://lanecounty.org/cms/one.aspx?pagelid=4964459>

**Plaintiff's Attorney:
Shapiro & Sutherland, LLC
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Vancouver, WA 98683
360-260-2253**

**Byron M. Trapp, Sheriff
Lane County, Oregon**

By: Bryn T. Smeltzer, Deputy