

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 U.S. BANK NATIONAL ASSOCIATION, plaintiff, and JOSE F. BALDERAS, JR.; CRYSTAL E. BALDERAS; KEYBANK NATIONAL ASSOCIATION; RAY KLEIN INC. DBA PROFESSIONAL CREDIT SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, defendants, Case No. 15CV28374, 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 \$228,184.45. On December 1st, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

All of Lot 3, EDEN VALLEY PARK, as platted and recorded at Page 15 of Volume 14, Lane County Oregon Plat Records, in Lane County, Oregon.

ALSO: Beginning at the Southwest corner of Lot 2, EDEN VALLEY PARK, as platted and recorded at Page 15, Volume 14, Lane County Oregon Plat Records, in Lane County, Oregon; thence North 21° 05' West 80 feet; thence North 68° 55' East 108.9 feet; thence South 21° 05' East 80 feet; thence South 68° 55' West 108.9 feet to the point of beginning, all in Lane County, Oregon.

More commonly known as: 77828 Center Street, Cottage Grove, Oregon 97424

Notice is hereby given that I will, on January 18th, 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, 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 12/11/17 thru 1/11/18

Register Guard 12/13/17, 12/20/17,
12/27/17 & 1/3/18

By: A. Wollenschlaeger, Deputy Date: 12/1/17