

LANE COUNTY SHERIFF'S OFFICE

Sheriff Byron M. Trapp



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

On **January 23, 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:

BEGINNING IN SECTION 26, TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, AT A POINT 1140.80 FEET SOUTH OF A POINT ON THE SOUTH LINE OF DONATION LAND CLAIM NO. 50, IN THE CENTER OF COUNTY ROAD, 1142.20 FEET WEST AND 228.36 FEET NORTH OF THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 69, SAID POINT ALSO BEING 7 FEET SOUTH AND 240 FEET EAST OF THE SOUTHWEST CORNER OF LOT 14, BLOCK 7, KEENEY'S FIRST ADDITION TO SPRINGFIELD, AS PLATTED AND RECORDED IN BOOK 6, PAGE 30, LANE COUNTY OREGON PLAT RECORDS; THENCE SOUTH 127.0 FEET; THENCE EAST 60 FEET; THENCE NORTH 127.0 FEET; THENCE WEST 60 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

The property is commonly known as: **1070 N. Street, Springfield, OR 97477.**

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 **17CV16797**, dated November 8, 2017, where FIRST TECHNOLOGY FEDERAL CREDIT, is plaintiff, and THE ESTATE OF DWIGHT L. LEE; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF DWIGHT L. LEE; THE ESTATE OF PHYLLIS A. LEE; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF PHYLLIS A. LEE; KELLY LEE; JENNIFER LEE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1070 N. STREET, SPRINGFIELD, OR 97477, is defendant(s). The money award listed in the judgment is **\$125,748.88**.

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 15, 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:
Aldridge Pite, LLP
111 SW Columbia St., Ste. 950
Portland, Oregon 97201
858-750-7600

Byron M. Trapp, Sheriff
Lane County, Oregon

By: Bryn T. Smeltzer, Deputy