

LANE COUNTY SHERIFF'S OFFICE

Sheriff Byron M. Trapp



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

On **January 16, 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:

THE SOUTH 50 FEET OF THE NORTH 100 FEET OF LOT 7, AND THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 8, IN BLOCK 58, HILLS ADDITION TO OAKRIDGE, AS PLATTED AND RECORDED IN BOOK 8, PAGE 30, LANE COUNTY, OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

The property is commonly known as: 76446 Willow St, Oakridge, OR 97463.

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 **16CV39761**, dated October 30, 2017, where DITECH FINANCIAL LLC, is plaintiff, and THE ESTATE OF GEORGE A. JOHNSON; THE UNKNOWN HEIRS AND ASSIGNS OF GEORGE A. JOHNSON; THE UNKNOWN DEVISEES OF GEORGE A. JOHNSON; DEBORAH FRANKS AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 76446 WILLOW ST, OAKRIDGE, OR 97463, is defendant(s). The money award listed in the judgment is **\$93,032.76**.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffsales.org/>, for at least 28 days and published in the Register Guard for four consecutive weeks beginning December 8, 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
503-345-9549

Byron M. Trapp, Sheriff
Lane County, Oregon

By: Bryn T. Smeltzer, Deputy