

# 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 THE UNKNOWN HEIRS AND DEVISEES OF FRANCES L. COATS; THE UNKNOWN HEIRS AND DEVISEES OF ROBERT R. COATS; SHARON BELLM; DAVID COATS; OCCUPANTS OF THE PROPERTY, defendants, Case No. 16CV20862, 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 \$82,413.09. On December 27th, 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 South line of the William Simpson Donation Land Claim No. 55, Township 17 South, Range 6 West, Willamette Meridian, 187.3 feet East of the Southwest corner of the East one-half of the South one-half of said Donation Land Claim; and running thence East on said South line 214.17 feet; thence North 6° 00' East 189.03 feet to the center line of County Road No. 395; thence North 81° 20' West on the center line of said road 213.2 feet; thence South 6° 00' West 221.33 feet to the point of beginning, in Lane County, Oregon.

EXCEPT: Beginning at the Southwest corner of the East one-half of the South one-half of the William Simpson Donation Land Claim No. 55 in Township 17 South, Range 6 West, Willamette Meridian; and running North 252.00 feet to the center line of County Road No. 395; thence South 81° 20' East on the center line of said road, 202.90 feet to the true point of beginning; thence South 81° 20' East 85.62 feet; thence South 6° 00' West 209.87 feet, more or less, to the South line of said Donation Land Claim; thence West on said South line 86.00 feet; thence North 6° 00' East 222.84 feet to the true point of beginning, being in Section 25, Township 17 South, Range 6 West, Willamette Meridian, all in Lane County, Oregon.

ALSO EXCEPT: Beginning at the Southwest corner of the East one-half of the South one-half of the William Simpson Donation Land Claim No. 55, in Township 7 South, Range 6 West of the Willamette Meridian; thence East 263.3 feet to the Southeast corner of that certain parcel described in Warranty Deed from Richard E. Nickeson and Fern E. Nickeson to Webster E. Dobson, Jr. and Betty Jo Dobson, recorded March 23, 1979, Reception No. 79-16651, Lane County Oregon Official Records; thence continuing East 69.08 feet to the true point of beginning of this description; thence North 6° 00' East 199.45 feet to a point on the centerline of County Road No. 395; thence South 81° 20' East on said center line 68.77 feet; thence South 6° 00' West 189.03 feet; thence West 69.09 feet to the true point of beginning of this description, all in Lane County, Oregon.

APN/Parcel # 514677

More commonly known as: 24772 Warthen Road, Elmira, Oregon 97437

Notice is hereby given that I will, on February 15th, 2018, at 10:00 o'clock a.m., at the main entrance of the Lane County Sheriff's Office; 125 E. 8<sup>th</sup> 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** 1/8/18 thru 2/8/18

**Register Guard** 1/10/18, 1/17/18,  
1/24/18 & 1/31/18

By: A. Wollenschlaeger, Deputy Date: 12/27/17