

LANE COUNTY SHERIFF'S OFFICE
Sheriff Byron M. Trapp



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

On **February 20, 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 34, SIERRA ORCHARD, as platted and recorded August 31, 2004, Reception No. 2004-068422, Lane County Oregon Plat Records, in Lane County, Oregon.

APN/Parcel #1731080

The property is commonly known as: 1265 North 1st Street, Creswell, OR 97426.

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 **16CV33307**, dated November 17, 2017, where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, is plaintiff, and SETH A. KIRKPATRICK; RHEA M. FRENCH; STATE OF OREGON; HARRY RICHIE'S JEWELERS; OCCUPANTS OF THE PROPERTY, is defendant(s). The money award listed in the judgment is **\$218,581.41**.

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 January 17, 2018.

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:
McCarthy Holthus
920 SW 3rd Ave., 1st Floor
Portland, Oregon 97204
971-201-3200

Byron M. Trapp, Sheriff
Lane County, Oregon

By: Bryn T. Smeltzer, Deputy