

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 FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, plaintiff, and LAURA A. FOUMAL; SHAWN D. STARR; THE UNKNOWN HEIRS AND DEVISEES OF ARTHUR J. HAMREN; LIBERTY BANK; NATIONAL CHRISTIAN ORGANIZATION FOR PROPERTY RESCUE; PACIFIC CONTINENTAL BANK; AMERICAN EXPRESS CENTURION BANK; RIVERWALK HOLDINGS LTD; B2PW PARTNERS, LLC; NATIONAL COLLEGIATE STUDENT LOAN TRUST 2004-1; OCCUPANTS OF THE PROPERTY, defendants, Case No. 16CV19388, 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 \$282,990.36. On January 22nd, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

THE WEST HALF OF LOT NO. ONE (1) AND ALL OF LOT NO. TWO (2) IN BLOCK NO. THIRTY (30) OF THE FIRST ADDITION TO VENETA, AS PLATTED AND RECORDED IN VOLUME SEVEN (7), PAGE THIRTY ONE (31) LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

ALSO THE SOUTH 1/2 OF THAT PART OF VACATED HUNTER STREET ADJOINING THERETO. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 70 FEET OF THE WEST 1/2 OF LOT 1, BLOCK 30, FIRST ADDITION TO VENETA, AS PLATTED AND RECORDED IN BOOK 7, PAGE 31, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON. ALSO EXCEPTING: THE SOUTH 1/2 OF THAT PART OF VACATED HUNTER STREET ADJOINING THE EAST 70 FEET OF THE WEST 1/2 OF LOT 1 ON THE NORTH, IN LANE COUNTY, OREGON.

APN/Parcel #: 0520823

More commonly known as: 88109 8th Street, Veneta, Oregon 97487

Notice is hereby given that I will, on March 15th, 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 2/5/18 thru 3/5/18

Register Guard 2/7/18, 2/14/18,
2/21/18 & 2/28/18

By: A. Wollenschlaeger, Deputy Date: 1/22/18