

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 JPMORGAN CHASE BANK, N.A., plaintiff, and ADESINA O. ADENIJI; STATE OF OREGON; UNITED STATES OF AMERICA; LVNV FUNDING LLC; UNIFUND CCR PARTNERS; OCCUPANTS OF THE PROPERTY, defendants, Case No. 16CV36048, 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 \$423,229.69. On February 8th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

Lot 29, EXCEPT THEREFROM the Southeasterly 5.29 feet as measured at right angles to the Southeast line of said Lot 29, Block 2, SECOND ADDITION TO MONTA VISTA PARK, as platted and recorded in Book 48, Page 18, Lane County Oregon Plat Records, in Lane County, Oregon.

APN/Parcel # 1294493

More commonly known as: 2185 W 29th Ave, Eugene, Oregon 97405

Notice is hereby given that I will, on March 29th, 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 2/26/18 thru 3/26/18

Register Guard 2/28/18, 3/7/18,
3/14/18 & 3/21/18

By: A. Wollenschlaeger, Deputy Date: 2/8/18