

LANE COUNTY SHERIFF'S OFFICE
Sheriff Byron M. Trapp



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

On **March 13, 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 15, BLOCK 2, FIRST ADDITION TO DEL MAR PARK, AS PLATTED AND RECORDED IN BOOK 47, PAGE 28, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON.

ALSO: THAT PORTION OF LOT 16, BLOCK 2 OF SAID PLAT MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 2; RUN THENCE SOUTH 08 DEGREES 29' 45" WEST 113.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 2; THENCE NORTH 17 DEGREES 20' 20" EAST 64.90 FEET TO A 1/2" IRON PIPE; THENCE NORTH 3 DEGREES 00' 45" WEST 50.00 FEET TO THE POINT OF BEGINNING, ALL IN COTTAGE GROVE, LANE COUNTY, OREGON.

The property is commonly known as: 1735 East Grover Ave., Cottage Grove, OR 97424.

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 **17CV07921**, dated October 23, 2017, where DYNAMIC STRATEGIES, INC., is plaintiff, and KENNETH WADE ELDER, AND RAY KLEIN, INC., DBA PROFESSIONAL CREDIT SERVICE, is defendant(s). The money award listed in the judgment is **\$1,350.33**.

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 February 7, 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:
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Byron M. Trapp, Sheriff
Lane County, Oregon

By: Bryn T. Smeltzer, Deputy