

# LANE COUNTY SHERIFF'S OFFICE

*Sheriff Byron M. Trapp*



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

On **April 24, 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, 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:

**THE NORTH 97.89 FEET OF THE WEST 59.96 FEET OF LOT 7, E.M. HINSHAW PLAT, AS PLATTED AND RECORDED IN BOOK 12, PAGE 20, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.**

**APN/Parcel #: 0129674**

**The property is commonly known as: 4523 Aster St., Springfield, Oregon 97478**

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 **16CV27921**, dated December 19, 2017, where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF GLORIA C. HUFFMAN; JULIAN CANTU; OCCUPANTS OF THE PROPERTY; is defendant(s). The money award listed in the judgment is **\$194,329.75**.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffsales.org/>, for at least 28 days and published in the Register Guard for four consecutive weeks beginning March 16, 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 3<sup>rd</sup> Ave., 1<sup>st</sup> Floor  
Portland, Oregon 97204  
971-201-2300**

**Byron M. Trapp, Sheriff  
Lane County, Oregon**

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By: Bryn T. Smeltzer, Deputy