

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 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, plaintiff, and GERALD THOMAS, AN INDIVIDUAL; BARBARA K. PARMENTER, AN INDIVIDUAL; UNITED STATES OF AMERICA, A GOVERNMENT ENTITY; STATE OF OREGON, A GOVERNMENT ENTITY; UNITED STATES OF AMERICA, A GOVERNMENT ENTITY; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY, defendants, Case No. 16-14-21755, 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 \$466,642.29. On March 21st, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

A parcel of land lying in the Northeast 1/4 of Section 4, Township 18 South, Range 2 West of the Willamette Meridian, and being further described as follows:

Commencing at the intersection of South 55th Place with the centerline of Ivy Street; and run thence North 88 ° 00' West along the centerline of said Ivy Street and its Westerly extension, 460.33 feet; thence North 40 ° 34' 00" West, 38.03 feet to the Point of Beginning of the parcel herein described; from the Point of Beginning run thence South 40 ° 34' 00" East, 85.00 feet; thence South 49 ° 26' 00" West, 120.00 feet; thence North 40 ° 34' 00" West, 85.00 feet; thence North 49 ° 26' 00" East, 120.00 feet to the Point of Beginning, in Lane County, Oregon.

More commonly known as: 5409 Ivy Street, Springfield, Oregon 97478

Notice is hereby given that I will, on May 10th, 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 4/9/18 thru 5/9/18

Register Guard 4/11/18, 4/18/18,
4/25/18 & 5/2/18

By: A. Wollenschlaeger, Deputy Date: 3/21/18