

LANE COUNTY SHERIFF'S OFFICE

Sheriff Byron M. Trapp



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

On **April 17, 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:

DESCRIBED IN THE DEED OF TRUST AS:

LOT 58, AMAZON MEADOWS, AS PLATTED AND RECORDED JUNE 17, 2004, RECEPTION NO. 2004-046180, LANE COUNTY DEEDS OF RECORDS, IN THE CITY OF EUGENE, IN LANE COUNTY, OREGON.

AND MORE ACCURATELY DESCRIBED AS:

LOT 58, AMAZON MEADOWS, AS PLATTED AND RECORDED JUNE 17, 2004, RECEPTION NO. 2004-046180, LANE COUNTY DEEDS AND RECORDS, IN THE CITY OF EUGENE, IN LANE COUNTY, OREGON.

The property is commonly known as: 5579 Mehr Avenue, Eugene, OR 97402.

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 **17CV11472**, dated December 4, 2017, where BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP is plaintiff, and CLIFFORD DERECK CLEMENTS; CONNIE L. CLEMENTS; AMAZON MEADOWS HOMEOWNERS ASSOCIATION, INC; STATE OF OREGON; PARTIES IN POSSESSION is defendant(s). The money award listed in the judgment is **\$415,265.71**.

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 March 9, 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:
Shapiro & Sutherland, LLC
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Vancouver, WA 98683
360-260-2253

Byron M. Trapp, Sheriff
Lane County, Oregon

By: Bryn T. Smeltzer, Deputy