

LANE COUNTY SHERIFF'S OFFICE
Sheriff Byron M. Trapp



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

On **June 5, 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 6, BLOCK 3, JACK'S PLAT, AS PLATTED AND RECORDED IN BOOK 19, PAGE 27, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

ALSO THE EAST 5 FEET OF NORTH 55TH STREET, NOW VACATED, ADJOINING SAID LOT 6 ON THE WEST.

APN/Parcel #: 0131548

The property is commonly known as: 903 N 55th St, 905 N 55th St, Springfield, OR 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 **17CV11563**, dated January 18, 2018, where LIVE WELL FINANCIAL, INC., is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF HERBERT E. FLESHER; UNITED STATES OF AMERICA; STATE OF OREGON; CHRYSTAL FLESHER; OCCUPANTS OF THE PROPERTY AT 903 N 55TH ST, SPRINGFIELD, OR 97478; OCCUPANTS OF THE PROPERTY AT 905 N 55TH ST, SPRINGFIELD, OR 97478 is defendant(s). The money award listed in the judgment is **\$197,575.19**.

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 May 2, 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, LLP
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971-201-3200

Byron M. Trapp, Sheriff
Lane County, Oregon

By: Bryn T. Smeltzer, Deputy