

# LANE COUNTY SHERIFF'S OFFICE

*Sheriff Byron M. Trapp*



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

On **May 15, 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 East 50 feet of Lots 2, 3 and 4, Block 3 of MELROSE ADDITION, as platted and recorded in Book 5, Page 10, Lane County Oregon Plat Records, in Lane County, Oregon.**

**APN/Parcel # 0628139**

**The property is commonly known as: 85 W 24th Place, Eugene, OR 97405.**

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 **161309737**, dated February 6, 2018, where BANK OF AMERICA, N.A., is plaintiff, and KIMBERLY K. BUCHANAN; MARY F. BUCHANAN; PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, is defendant(s). The money award listed in the judgment is **\$292,054.43**.

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 April 11, 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?pageld=4964459>

**Plaintiff's Attorney:**  
**McCarthy Holthus, LLP**  
**920 SW 3<sup>rd</sup> Ave., 1<sup>st</sup> Floor**  
**Portland, Oregon 97204**  
**971-201-3200**

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

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By: Bryn T. Smeltzer, Deputy