

# 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:

That portion of the Southwest 1/4 of Section 36, Township 17 South, Range 12 West of the Willamette Meridian, in Lane County, Oregon, described as follows: Beginning at the Northwest corner of MERCER LAKE HEIGHTS FIRST ADDITION, as platted and recorded in Book 59, Page 6, Lane County Oregon Plat Records; thence North 3° 05' 24" West 251.00 feet; thence North 76° 53' 46" West 265.50 feet to the Easterly right of way line of Collard Lake Road; thence South 10° 40' 00" West 94.44 feet; thence along a 351.97 foot radius curve to the left, the long chord of which bears South 1° 10' 55" West 116.00 feet; thence South 70° 44' 11" East 309.30 feet to the point of beginning, in Lane County, Oregon.

The property is commonly known as: 88665 Collard Lake Road, FLORENCE, OR 97439.

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 **17CV05257**, dated December 18, 2017, where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, is plaintiff, and GLENDA M. LAIRD, INDIVIDUAL; GE CAPITAL RETAIL BANK NOW KNOWN AS SYNCHRONY BANK, A FEDERAL SAVINGS BANK; 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. is defendant(s). The money award listed in the judgment is **\$180,390.50**.

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?pagelid=4964459>

**Plaintiff's Attorney:**  
**Malcolm Cisneros**  
**2112 Business Center Drive, 2<sup>nd</sup> Floor**  
**Irvine, CA 92612**  
**949-252-9400**

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

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By: Bryn T. Smeltzer, Deputy