

# LANE COUNTY SHERIFF'S OFFICE

*Sheriff Byron M. Trapp*



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

On **June 26, 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:

**Lot2, Block 2 of FIRST ADDITION VINAL-RUTH PLAT, as platted and recorded in Book 45, Page 26, Lane County Oregon Plat Records, in Lane County, Oregon**

**The property is commonly known as: 1720 S 5th Street, Cottage Grove, OR 97424.**

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 **16-14-13631**, dated November 13, 2017, where U.S. BANK NATIONAL ASSOCIATION, is plaintiff, and BARBARA A. RAUM; THE ESTATE OF CONRAD M. RAUM, DECEASED; UNKNOWN HEIRS AND DEVISEES OF CONRAD M. RAUM, DECEASED; U.S. BANK, NATIONAL ASSOCIATION N.D., CAPITAL ONE BANK USA, NATIONAL ASSOCIATION; CITIBANK, NATIONAL ASSOCIATION; STATE OF OREGON; AND 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 **\$136,445.41**.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffsales.org/>, for at least 28 days and published in the Register Guard for four consecutive weeks beginning May 22, 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**  
**Irvine, CA 92612**  
**949-252-9400**

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

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By: Bryn T. Smeltzer, Deputy