

LANE COUNTY SHERIFF'S OFFICE

Sheriff Byron M. Trapp



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

By virtue of a Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Lane, in the case of URBAN FINANCIAL OF AMERICA, LLC., plaintiff, and ESTATE OF JACK H. BAKER, AN ESTATE; CASEY BAKER, AN HEIR; DONALD BAKER, AN HEIR; LOUELLA MAY MYERS, AN HEIR; LUCILLE BAKER, AN HEIR; UNKNOWN HEIRS OF JACK H. BAKER, N/A; 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, defendants, Case No. 17CV01904, together with written instructions, to me directed, commanding me to sell all of the right, title, interest and claim of the above named defendants in the real property described in the judgment to satisfy the money award in the sum of \$180,581.60. On May 14th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

Lot 21, Block 2, IDYLEWOOD, as platted and recorded in File 73, Slides 488 and 489, Lane County Oregon Plat Records, in Lane County, Oregon.

More commonly known as: 87838 Sandrift Street, Florence, Oregon 97439

Notice is hereby given that I will, on June 28th, 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, sell the right, title, interest and claim of the defendants in the above described real property **subject to redemption** as provided by law, to the highest bidder for cash, in hand, at public oral auction.

Conditions of Sale: 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.

SALE WILL BE SUBJECT TO ANY AND ALL PRIOR LIENS.

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.**

Publication Dates:

**BYRON M. TRAPP, SHERIFF
LANE COUNTY, OREGON**

OSSA 05/21/18 thru 06/21/18

Register Guard 05/23/18, 05/30/18,
06/06/18 & 06/13/18

By: A. Wollenschlaeger, Deputy Date: 5/14/18