

# 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4, plaintiff, and BETTY A. HODGES; AMERICAN GENERAL FINANCIAL SERVICES (DE), INC.; OREGON COMMUNITY CREDIT UNION; STATE OF OREGON; CACH LLC; LVNV FUNDING LLC; OCCUPANTS OF THE PROPERTY, defendants, Case No. 17CV42492, 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 \$117,331.23. On June 4th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

Beginning at a point 397 feet North and 255 feet East of the Southwest corner of the William Shields and wife Donation Land Claim No. 56, Notification No. 607, in Section 33, Township 20 South, Range 3 West of the Willamette Meridian; running thence East 215 feet; thence North 62 feet; thence West 215 feet; thence South 62 feet to the place of beginning, in Section 33, Township 20 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Lane County, a political subdivision of the State of Oregon, by deed recorded November 21, 1979, Reel 1038, Reception No. 79-69562, Official Records of Lane County, Oregon.

APN/Parcel # 0915106

More commonly known as: 1331 South 6th Street, Cottage Grove, Oregon 97424

Notice is hereby given that I will, on July 19th, 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, 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** 6/11/18 thru 7/11/18

**Register Guard** 6/13/18, 6/20/18,  
6/27/18 & 7/4/18

By: A. Wollenschlaeger, Deputy Date: 6/4/18