

# 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, plaintiff, and SHAUN A. FERGUSON AKA SHAUN ADAM FERGUSON; TERI L. FERGUSON AKA TERI LYNN GRIFFIN; VALLEY CREDIT SERVICE, INC.; QUICK COLLECT, INC.; UNITED STATES OF AMERICA; STATE OF OREGON DEPARTMENT OF REVENUE; RAINBOW PUMP COMPANY, INC.; STATE OF OREGON DEPARTMENT OF JUSTICE DIVISION OF CHILD SUPPORT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 82815 BRADFORD RD, CRESWELL, OR 97426, defendants, Case No. 17CV27276, 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 \$319,489.93. On June 11th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

LOT 6, BLOCK 1, VALLEY GREEN ESTATES, AS PLATTED AND RECORDED IN BOOK 52, PAGE 17, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

More commonly known as: 82815 Bradford Road, Creswell, Oregon 97426

Notice is hereby given that I will, on August 2nd, 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** 6/18/18 thru 7/18/18

**Register Guard** 6/20/18, 6/27/18,  
7/4/18 & 7/11/18

By: A. Wollenschlaeger, Deputy Date: 6/11/18