

LANE COUNTY SHERIFF'S OFFICE  
*Sheriff Byron M. Trapp*



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

On **July 31, 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:

**LOT 8, BLOCK 5, FOURTH ADDITION TO DEERHORN RANCH ACRES, AS PLATTED AND RECORDED IN BOOK 41, PAGE 1, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.**

**The property is commonly known as: 41660 MADRONE ST, SPRINGFIELD, OR 97478.**

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 **16CV32161**, dated April 13, 2018, where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, is plaintiff, and JOANNA SHERWOOD; DAVID L. SHERWOOD; SELCO COMMUNITY CREDIT UNION, AND OCCUPANTS OF THE PREMISES, is defendant(s). The money award listed in the judgment is **\$312,901.99**.

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 June 19, 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:**  
**Aldridge Pite, LLP**  
**111 SW Columbia St., Ste. 950**  
**Portland, Oregon 97201**  
**503-345-9549**

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

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By: Bryn T. Smeltzer, Deputy