

# 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 5, BLOCK 2, REDWOOD ESTATES, IN THE CITY OF SPRINGFIELD, AS PLATTED AND RECORDED IN BOOK 31, PAGE 21, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.**

**The property is commonly known as: 847 S 38TH STREET, 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 **17CV16977**, dated April 2, 2018, where HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2, is plaintiff, and TIFFANY N. OLSEN; HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2; RAY KLEIN INC. AN OREGON CORPORATION DBA PROFESSIONAL CREDIT SERVICE; ASSET ACCEPTANCE, LLC; MIDLAND FUNDING LLC; STATE OF OREGON DEPARTMENT OF JUSTICE CHILD SUPPORT DIVISION AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 847 S 38TH ST., SPRINGFIELD, OR 97478, is defendant(s). The money award listed in the judgment is **\$170,921.78**.

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 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?pageld=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