

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. 8th 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 21, BRAMBLEWOOD SUBDIVISION, PHASE II, AS PLATTED AND RECORDED IN FILE 75, SLIDES 344, 345, 346, AND 347, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

APN/Parcel #1565629

The property is commonly known as: 1224 Bramblewood Lane, Eugene, OR 97404.

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 **17CV25908**, dated April 10, 2018, where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF ROBERT J. KNEALE; THE UNKNOWN HEIRS AND DEVISEES OF MARY E. KNEALE; UNITED STATES OF AMERICA; STATE OF OREGON; CHARLES PELROY; OCCUPANTS OF THE PROPERTY, is defendant(s). The money award listed in the judgment is **\$157,640.34**.

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?pagelid=4964459>

Plaintiff's Attorney:
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971-201-3200

Byron M. Trapp, Sheriff
Lane County, Oregon

By: Bryn T. Smeltzer, Deputy