

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 QUICKEN LOANS INC., plaintiff, and THE ESTATE OF CINDY A. BORDEN AKA CINDY ANNETTE BORDEN; THE UNKNOWN HEIRS AND ASSIGNS OF CINDY A. BORDEN; THE UNKNOWN DEVISEES OF CINDY A. BORDEN; ROBERT TUCKER BORDEN, JR.; NELDA DRUCELLA BORDEN; OLIVIA BORDEN; RYAN J. BORDEN; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1538 W 13TH AVENUE, JUNCTION CITY, OR 97448, defendants, Case No. 16CV42236, 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 \$247,385.00. On June 27th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

LOT 24, BLOCK 1, ROSEWOOD ESTATES PHASE III, AS PLATTED AND RECORDED IN FILE 74, SLIDES 82 AND 83, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

More commonly known as: 1538 W 13th Avenue, Junction City, Oregon 97448

Notice is hereby given that I will, on August 9th, 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, 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 7/9/18 thru 8/9/18
<http://oregonsheriffssales.org>

Register Guard 7/11/18, 7/18/18,
7/25/18 & 8/1/18

By: A. Wollenschlaeger, Deputy Date: 6/27/18