

LANE COUNTY SHERIFF'S OFFICE
Sheriff Clifton G. Harrold



**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 FLAGSTAR BANK, FSB, plaintiff, and ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF CLARENCE C. KREAMIER, A DECEASED INDIVIDUAL; NANCY KREAMIER, A POTENTIAL HEIR TO THE ESTATE OF CLARENCE C. KREAMIER; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 110 S 16TH ST, COTTAGE GROVE, OR 97424, defendants, Case No. 19CV49386, 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 \$251,453.76. On November 19, 2021, I levied on the defendants right, title, interest and claim in and to the following described real property:

Beginning at a point 163.5 feet North of the Southwest corner of Lot 6, LANDESS ACREAGE, as platted and recorded in Volume 2, Page 61, Lane County Oregon Plat Records, and on the West line of said Lot 6; thence East 113.0 feet parallel with the South line of said Lot 6; thence North parallel with the West line of Lot 6, 82.0 feet to the North line of said Lot 6; thence West 113.0 feet to the Northwest corner of said Lot 6; thence South 82.0 feet to the point of beginning, in Lane County, Oregon.

More commonly known as: 110 S. 16th Street, Cottage Grove, OR 97424

Notice is hereby given that I will, on December 30, 2021, 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.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY. You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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:

CLIFTON G. HARROLD, SHERIFF
LANE COUNTY, OREGON

OSSA 11/29/2021 thru 12/29/2021
<http://oregonsheriffssales.org>

Register Guard 12/1/21, 12/8/21,
12/15/21 & 12/22/21

By: B. Popp, Deputy Date: 11/19/21