

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 REVERSE MORTGAGE FUNDING LLC, plaintiff, and UNKNOWN HEIRS OF NADINE MELBA STEELE; JEFFERY ROY COCKMAN, TERRY ALLEN COCKMAN, LAURIE ANN INGRAM, UNITED STATES OF AMERICA, STATE OF OREGON, OREGON DEPARTMENT OF STATE LANDS, CITY OF EUGENE, CAROL COCKMAN, JADENE EFFIE GROTEFEND, OCCUPANTS OF THE PREMISES, defendants, Case No. 17CV43117, 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 \$292,120.54. On April 7th, 2022, I levied on the defendants right, title, interest and claim in and to the following described real property:

LOT 12, BLOCK1, ELLENDALE, AS PLATTED AND RECORDED IN VOLUME 21, PAGE 28, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

More commonly known as: 2455 Van Buren Street Eugene, Oregon 97405

Notice is hereby given that I will, on May 24th, 2022, 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 4/18/22 thru 5/18/22
<http://oregonsheriffssales.org>

Register Guard 4/20/22, 4/27/22,
5/4/22 & 5/11/22

By: A. Wollenschlaeger, Deputy Date: 4/7/22