

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 THE ESTATE OF MERWYN D. JAMES; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF MERWYN D. JAMES; THE ESTATE OF LOIS A. JAMES; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF LOIS A. JAMES; ANNALIESE QUINN; MATTHEW SCOTT JAMES; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1100 QUINCE DRIVE, JUNCTION CITY, OR 97448, defendants, Case No. 21CV03775, 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 \$260,645.59. On November 15th, 2022, I levied on the defendants right, title, interest and claim in and to the following described real property:

LOT 6, BLOCK 1, STANLEY HALL SUBDIVISION, AS PLATTED AND RECORDED IN VOLUME 42, PAGE 19, LANE COUNTY OREGON PLAT RECORDS, IN THE CITY OF JUNCTION CITY, LANE COUNTY OREGON.

More commonly known as: 1100 Quince Drive, Junction City, Oregon 97448

Notice is hereby given that I will, on December 27th, 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 11/22/22 thru 12/22/22
<http://oregonsheriffssales.org>

Register Guard 11/23/22, 11/30/22,
12/7/22 & 12/14/22

By: A. Wollenschlaeger, Deputy Date: 11/15/22