

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 FINANCE OF AMERICA REVERSE LLC, plaintiff, and SUSAN E. SNELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LEE GARY HEWITT; UNITED STATES OF AMERICA; STATE OF OREGON DEPARTMENT OF HUMAN SERVICES; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 5418 A ST, SPRINGFIELD, OR 97478, defendants, Case No. 23CV17077, 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 \$193,455.45. On March 5th, 2024, I levied on the defendants right, title, interest and claim in and to the following described real property:

Beginning at a point being East 651.00 feet and North 0°06'30" East 30.00 feet from the Southwest corner of the Jesse M. Mann Donation Land Claim No. 74, in Township 17 South, Range 2 West of the Willamette Meridian, said point being on the North margin of North "A" Street; thence running along said margin East 69.00 feet; thence leaving said margin and running North 0°06'30" East 86.00 feet; thence West 69.00 feet; thence South 0°06'30" West 86.00 feet to the point of beginning, all in Springfield, Lane County, Oregon.

More commonly known as 5418 A ST, SPRINGFIELD, OR 97478.

Notice is hereby given that I will, on April 16th, 2024, 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:

OSSA 3/11/24 thru 4/11/24
<http://oregonsheriffssales.org>

Register Guard 3/13/24, 3/20/24,
3/27/24 & 4/3/24

**CLIFTON G. HARROLD, SHERIFF
LANE COUNTY, OREGON**

A handwritten signature in blue ink, appearing to read "Clifton G. Harrold".

By: B. Popp, Deputy Date: 3/5/2024