

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 LANE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, plaintiff, and ESTATE OF RUTH THOMAS BROWN, MERLE CHRISTENSEN, JEFFREY T. BROWN, AND STATE OF OREGON, defendants, Case No. 23CV20797, 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 \$102,312.35. On June 3rd, 2024, I levied on the defendants right, title, interest and claim in and to the following described real property:

Commencing at a point on the West line of the Peter Shelley Donation Land Claim No. 54, Notification No. 7042, in Township 18 South, Range 2 West of the Willamette Meridian, 23.56 chains South of the Northwest corner thereof; thence South 3.75 chains; thence East 2 chains, thence North 3.75 chains; thence West 2 chains to the point of beginning, in Lane County Oregon.

EXCEPTING THEREFROM: The West 10 feet as conveyed P.N. Laird for road purposes by deed recorded February 28, 1917, at Page 419 of Volume 113, Lane County Oregon Deed Records.

More commonly known as 85935 Filbert Lane, Pleasant Hill, OR 97455

Notice is hereby given that I will, on July 9th, 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:

CLIFTON G. HARROLD, SHERIFF
LANE COUNTY, OREGON

OSSA 6/5/24 thru 7/5/24
<http://oregonsheriffssales.org>

Register Guard 6/5/24, 6/12/24,
6/19/24 & 6/26/24


By: B. Popp, Deputy Date: 6/3/24