

LANE COUNTY SHERIFF'S OFFICE
Sheriff Byron M. Trapp



**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 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, plaintiff, and JAYMES D. MAY; USAA FEDERAL SAVINGS BANK; SOMERSET HILLS III HOMEOWNER'S ASSOCIATION; AND OCCUPANTS OF THE PREMISES, defendants, Case No. 17CV01192, 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 \$220,051.86. On August 31st, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

THAT PORTION OF LOTS 202 AND 203, SOMERSET HILLS THREE, AS PLATTED AND RECORDED IN BOOK 70, PAGE 4, LANE COUNTY, OREGON PLAT RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF LOTS 202 AND 203; RUN THENCE ALONG THE BOUNDARY OF LOT 203, ALONG THE ARC OF A 57.5 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 67° 29' 26" EAST, 38.41 FEET, A DISTANCE OF 39.16 FEET TO THE TRUE POINT OF BEGINNING; RUN THENCE SOUTH 28° 14' 15" WEST, ALONG THE NORTHERLY PROJECTION OF COMMON WALL, AND ALONG THE COMMON WALL 68.84 FEET; THENCE CONTINUE ALONG SAID COMMON WALL NORTH 61° 45' 45" WEST, 12.0 FEET; THENCE CONTINUE ALONG SAID COMMON WALL AND ITS SOUTHERLY PROJECTION, SOUTH 28° 14' 15" WEST, 44.68 FEET; THENCE ALONG THE ARC OF A 57.5 FOOT RADIUS CURVE RIGHT, HAVING A CENTRAL ANGLE OF 195° 28' 27", A DISTANCE OF 196.17 FEET TO THE TRUE POINT OF BEGINNING, IN EUGENE, LANE COUNTY, OREGON.

More commonly known as: 2898 Warren Street, Eugene, Oregon 97405

Notice is hereby given that I will, on November 9th, 2017, 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.

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:

**BYRON M. TRAPP, SHERIFF
LANE COUNTY, OREGON**

OSSA 9/18/17 thru 10/18/17

Register Guard 9/20/17, 9/27/17,
10/4/17 & 10/11/17

By: A. Wollenschlaeger, Deputy Date: 8/31/17