

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, plaintiff, and NIKKI JEFFRIES; FIA CARDS SERVICES, N.A.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3210 WILLAMETTE ST, EUGENE, OR 97405, defendants, Case No. 15CV07534, 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 \$341,624.28. On September 7th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, BLOCK 2, OF REPLAT OF BLOCK 3 AMENDED PLAT OF ROSEDALE, AS PLATTED AND RECORDED IN BOOK 10, PAGE 24, LANE COUNTY OREGON PLAT RECORDS; 57.0 FEET SOUTH 0 07' EAST FROM THE NORTHWEST CORNER THEREOF; RUN THENCE NORTH 89 53' EAST 60.0 FEET; THENCE SOUTH 79 08' EAST 61.75 FEET TO THE NORTHWESTERLY LINE OF WILLAMETTE STREET; THENCE SOUTH 43 55' WEST ALONG THE SAID LINE OF WILLAMETTE STREET 177.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 0 07' WEST 143.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF EUGENE BY INSTRUMENT RECORDED APRIL 19, 1977, RECEPTION NO. 77-22621, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

More commonly known as: 3210 Willamette Street, Eugene, Oregon 97405

Notice is hereby given that I will, on November 30th, 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 10/2/17 thru 11/2/17

Register Guard 10/4/17, 10/11/17,
10/18/17 & 10/25/17

By: A. Wollenschlaeger, Deputy Date: 9/7/17