

# 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 ("FNMA"), ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, plaintiff, and UNKNOWN HEIRS OF SHAWN C. BIRD; TINA M. BIRD AKA TINA MARIE FLOYD AKA TINA M. FLOYD; JAZMIN BIRD; LACEY N. BIRD; PORTFOLIO RECOVERY ASSOCIATES, LLC; STATE OF OREGON; NATIONSTAR MORTGAGE, LLC; AND OCCUPANTS OF THE PREMISES, defendants, Case No. 16CV23560, 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 \$400,566.57. On September 11th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

BEGINNING AT A POINT SOUTH 89° 52' WEST 50 FEET FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 5, MARYLHURST, AS PLATTED AND RECORDED IN VOLUME 12, PAGE 27, LANE COUNTY OREGON PLAT RECORDS, RUN THENCE SOUTH 89° 52' WEST 50 FEET; THENCE SOUTH 0° 21' WEST 128 FEET; THENCE NORTH 89° 52' EAST 50 FEET; THENCE NORTH 0° 21' EAST 128 FEET TO THE POINT OF BEGINNING, IN SPRINGFIELD, LANE COUNTY, OREGON.

More commonly known as: 1617 G Street, Springfield, Oregon 97477

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. 8<sup>th</sup> 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: 9/11/17