

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 BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2007-5CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5CB, plaintiff, and VICKI A. ESTRADA AKA VICKI ESTRADA; DANIEL A. ESTRADA AKA DANIEL ESTRADA; OREGON COMMUNITY CREDIT UNION; OCCUPANTS OF THE PROPERTY, defendants, Case No. 16CV24173, 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 \$145,221.20. On October 2nd, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

The East 30 feet of Lot 14, Block 13 of EDBLOM'S ADDITION TO EUGENE, as platted and recorded at Page 47 of Volume 4, Lane County Oregon Plat Records, in Lane County, Oregon.

More commonly known as: 820 W 18th Avenue, Eugene, Oregon 97402

Notice is hereby given that I will, on November 14th, 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 10/9/17 thru 11/9/17

Register Guard 10/11/17, 10/18/17,
10/25/17 & 11/1/17

By: A. Wollenschlaeger, Deputy Date: 10/2/17