

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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, plaintiff, and HEATHER FISCUS; JASON FISCUS; UNITED FINANCE CO.; OCCUPANTS OF THE PROPERTY, defendants, Case No. 16CV23952, 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 \$231,119.73. On October 31st, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

Beginning at a point 583.94 feet South and 1009.64 feet West of the Northeast corner of Section 12, in Township 18 South Range 10 West of the Willamette Meridian, and run thence North 45° 24' West 100.0 feet; thence South 41° 07' West 250.0 feet to the centerline of Knowles Creek; thence South 54° 32' East along said centerline 153.98 feet to a point South 28° 01' West of the place of beginning; thence North 28° 01' East 235.0 feet to the place of beginning, in Lane County, Oregon.

APN/Parcel # 0767150

More commonly known as: 12318 Hwy 126, Mapleton, Oregon 97453

Notice is hereby given that I will, on December 28th, 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 11/13/17 thru 12/13/17

Register Guard 11/15/17, 11/22/17,
11/29/17 & 12/6/17

By: A. Wollenschlaeger, Deputy Date: 10/31/17