

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 NATIONSTAR MORTGAGE LLC, plaintiff, and BRUCE WAYNE MINES, CARLA MAY MINES; OCCUPANTS OF THE PROPERTY, defendants, Case No. 17CV16792, 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 \$164,981.20. On March 15th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

PARCEL I:

Beginning at a Point 120.0 feet North 89° 30' West from a point on the Westerly line of U. S. Highway No. 101, South 89° 30' East 1372.3 feet and South 4° 54' West 1643.4 feet from the Northwest corner of Section 2, Township 18 South, Range 12 West of the Willamette Meridian; thence North 89° 30' West 120.0 feet; thence South 4° 54' West 120.0 feet; thence South 89° 30' East 120.0 feet; thence North 4° 54' East 120.0 feet to the Point of Beginning, in Lane County, Oregon.

PARCEL II:

Beginning at a Point on the Westerly line of U. S. Highway 101, South 89° 30' East 1372.3 feet and South 4° 54' West 1715.4 feet from the Northwest corner of Section 2, Township 18 South, Range 12 West of the Willamette Meridian; run thence North 89° 30' West 120.0 feet; thence South 4° 54' West 48.0 feet; thence South 89° 30' East 120.0 feet to the West line of Highway 101; thence North 4° 54' East, along said Westerly line, 48.0 feet to the Point of Beginning, in Lane County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, as disclosed by deed recorded February 18, 1986, Reception No. 86-06243, Lane County Official Records.

APN Nos. 1094752 and 1107141

More commonly known as: 88426 Highway 101, Florence, Oregon 97439

Notice is hereby given that I will, on May 1st, 2018, 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 3/26/18 thru 4/16/18

Register Guard 3/28/18, 4/4/18,
4/11/18 & 4/18/18

By: A. Wollenschlaeger, Deputy Date: 3/15/18