

LANE COUNTY SHERIFF'S OFFICE

Sheriff Byron M. Trapp



NOTICE OF SHERIFF'S SALE OF REAL PROPERTY ON WRIT OF EXECUTION

On **April 24, 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, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to the Lane County Sheriff's Office, **subject to redemption**, all the interest which the defendants had in the following described real property:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28, IN BLOCK 4, HUNTS ADDITION TO SPRINGFIELD, AS PLATTED AND RECORDED IN BOOK 3, PAGE 6, LANE COUNTY OREGON PLAT RECORDS; AND RUNNING THENCE EAST 122 FEET; THENCE SOUTH 63.2 FEET; THENCE WEST 122 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 28, THENCE NORTH 63.2 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, ALL IN BLOCK 4, OF HUNTS ADDITION TO SPRINGFIELD, IN LANE COUNTY, OREGON.

The property is commonly known as: 1425 7th Street, Springfield, OR 97477.

Said sale is made pursuant to a Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Lane, case number **17CV43623**, dated February 5, 2018, where THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2005-FA11, is plaintiff, and RICHARD NICHOLS; RBS CITIZENS, N. A.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1425 7TH STREET, SPRINGFIELD, OR 97477, is defendant(s). The money award listed in the judgment is **\$118,229.60**.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days and published in the Register Guard for four consecutive weeks beginning March 16, 2018.

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.

Conditions of Sale: All potential bidders need to confirm funds 15 minutes prior to the sale, those who don't have sufficient funds will not be allowed to bid. 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.

Interested parties can find opening bids, postponements etc. by viewing our website at <http://lanecounty.org/cms/one.aspx?pagelid=4964459>

Plaintiff's Attorney:
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Byron M. Trapp, Sheriff
Lane County, Oregon

By: Bryn T. Smeltzer, Deputy