

LANE COUNTY SHERIFF'S OFFICE
Sheriff Byron M. Trapp



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

On **May 15, 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:

Exhibit "1" attached hereto.

The property is commonly known as: **36874 Wallace Creek Road, Springfield, OR 97478.**

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 **16CV26481**, dated January 22, 2018, where CIT BANK, N.A., is plaintiff, and ESTATE OF KATHERINE ELEANORE NELSON, AN ESTATE; UNKNOWN HEIRS OF KATHERINE ELEANORE NELSON, HEIRS; ANDREW NELSON, AN HEIR; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY. is defendant(s). The money award listed in the judgment is **\$210,748.44**.

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 April 11, 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:
Malcolm Cisneros
2112 Business Center Drive, 2nd Floor
Irvine, CA 92612
949-252-9400

Byron M. Trapp, Sheriff
Lane County, Oregon

BT Smeltzer 411 04.02.18
By: Bryn T. Smeltzer, Deputy

Beginning at a point on the South line of the James A. Wallace Donation Land Claim No. 40, in Township 18, South, Range 2 West of the Willamette Meridian; East 704.64 feet from the Southwest corner of said claim, thence North 16° 28', East 819.38 feet; thence North 73° 13' West 97.00 feet to the center of the road; thence along the center line of a road to a point which bears South 19° 34' West 234.20 feet thence to a point which bears South 15° 21' West 225.00 feet; thence to a point which bears South 22° 20' West 100.00 feet; thence to a point which bears South 35° 38' West 121.85 feet; thence to a point which bears South 28° 05' West 100.00 feet; thence to a point which bears South 11° 57' West 98.79 feet (the last point named being on the South line of said claim) thence along the South line of said claim, East 175.60 feet to the point of beginning in Lane County, Oregon.