

LANE COUNTY SHERIFF'S OFFICE

Sheriff Byron M. Trapp



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

On **July 10, 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:

See Exhibit 1

The property is commonly known as: **30779 BLANTON RD, EUGENE, OR 97405.**

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 **17CV17165**, dated February 21, 2018, where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-64CB), is plaintiff, and ADAM DRAPKIN; WENDY TILLMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LENDER, AMERICAN BROKERS CONDUIT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 30779 BLANTON RD, EUGENE, OR 97405, is defendant(s). The money award listed in the judgment is **\$361,065.01**.

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 June 1, 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:
Aldridge Pite, LLP
111 SW Columbia St., Ste. 950
Portland, Oregon 97201
858-750-7600

Byron M. Trapp, Sheriff
Lane County, Oregon

BT Smeltzer 411 05.21.18
By: Bryn T. Smeltzer, Deputy

Beginning at on iron pipe marking the Northeast, corner of Section 14, Township 18 South, Range 4 West of the Willamette Meridian; thence North $89^{\circ} 27'$ West 687.04 feet to a point marked by an iron pipe; thence South $35^{\circ} 53'$ West 119.91 feet to a point marked by an iron pipe; thence South $60^{\circ} 57 \frac{1}{2}'$ West 144.60 feet to an iron pipe marking the true point of beginning; thence continue South $60^{\circ} 57 \frac{1}{2}'$ West 296.39 feet to a point marked by an iron pipe; thence North $81^{\circ} 34 \frac{1}{2}'$ West 92.58 feet to a point marked by an iron pipe; thence South 232.80 feet to a point marked by on iron pipe; thence East 350.67 feet to a point marked by an iron pipe; thence North 363.13 feet to the true point of beginning, in Lane County, Oregon.

TOGETHER WITH an easement for Right of Way as more particularly described as follows:

Beginning at the Southwest corner at Tract No. 4, Survey of Furrow property which point is South 378.48 feet from a point North $81^{\circ} 34 \frac{1}{2}'$ West 92.58 feet from a point South $60^{\circ} 57 \frac{1}{2}'$ West 440.99 feet from a point South $35^{\circ} 53'$ West 119.91 feet from a point North $89^{\circ} 27'$ West 687.04 feet from the Northeast corner of Section 14, Township 18 South, Range 4 West of the Willamette Meridian; thence North 145.68 feet; thence East 30 feet; thence South 170 feet, more or less, to the Southerly line of Tract No. 4, survey of Furrow property; thence Northwesterly along the South line of said Tract No. 4 to the point of beginning.