

# 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. 8<sup>th</sup> 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: **1125 South 6th Street, Cottage Grove, OR 97424.**

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 **16CV27167**, dated January 16, 2018, where FIDELITY BANK, is plaintiff, and SARA C. WRIGHT, AN INDIVIDUAL; CHRISTAPHER S. WRIGHT SR AKA CHRISTAPHER WRIGHT AKA CHRISTOPHER S. WRIGHT, AN INDIVIDUAL; PACIFIC CASCADE FCU, A FEDERAL CREDIT UNION; COUNTY OF FRESNO, A GOVERNMENT ENTITY; 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 **\$157,456.07**.

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?pageld=4964459>

**Plaintiff's Attorney:**  
**Malcolm Cisneros**  
**2112 Business Center Dr.**  
**Irvine, CA 92612**  
**949-252-9400**

**Byron M. Trapp, Sheriff**  
**Lane County, Oregon**

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

## LEGAL DESCRIPTION

### PARCEL I:

Beginning at a point 14 1/3 chains North and 7.15 chains East of the Southwest corner of the William Shields and wife Donation Land Claim No. 56, in Township 20 South, Range 3 West of the Willamette Meridian; running thence West 150 feet; thence North 55 feet; thence East 150 feet; and thence South 55 feet to the Point of Beginning, in Lane County, Oregon.

### PARCEL II:

Beginning at a point 14 1/3 chains North and 7.15 chains East of the Southwest corner of the William Shields and wife Donation Land Claim No. 56; running thence West 165 feet; thence North 55 feet; thence East 165 feet; thence South 55 feet to a point of Beginning, in Lane County, Oregon.

SAVE AND EXCEPT: Beginning at a point 14 1/3 chains North and 7.15 chains East of the Southwest corner of the William Shields and wife Donation Land Claim No. 56, in Township 20 South, Range 3 West of the Willamette Meridian; running thence West 150 feet; thence North 55 feet; thence East 150 feet; and thence South 55 feet to the Point of Beginning, in Lane County, Oregon.