

# 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-10CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10CB, plaintiff, and TONY B. NASH; HEIDI M. NASH; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., NOMINEE FOR COUNTRYWIDE BANK, FSB; COUNTRYWIDE BANK, FSB; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED, defendants, Case No. 16CV12102, 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 \$214,022.85. On June 11th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

BEGINNING AT A POINT 132.54 FEET NORTH 0° 06' WEST FROM A POINT IN THE CENTER OF A 40 FOOT ROADWAY 350.2 FEET NORTH 89° 59' EAST FROM A POINT ON THE WEST LINE OF A 40 FOOT WIDE ROADWAY THAT IS 871.2 FEET NORTH 0° 6' WEST FROM A POINT ON THE SOUTH LINE OF THE WILLIAM SPENCER DONATION LAND CLAIM NO. 50 IN TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, 4083.5 FEET WEST FROM THE SOUTHEAST CORNER THEREOF, AND RUNNING THENCE NORTH 0° 6' WEST 132.56 FEET; THENCE SOUTH 89° 44' EAST 90.05 FEET THENCE SOUTH 0° 02' 30" EAST 132.33 FEET THENCE NORTH 89° 52' 30" WEST 89.92 FEET TO THE POINT OF BEGINNING IN LANE COUNTY, OREGON.

EXCEPTING THEREFROM THE NORTH 25 FEET THEREOF WHICH WAS CONVEYED TO THE LANE COUNTY. ALSO EXCEPT THE SOUTH 15 FEET BEING MEASURED PARALLEL TO AND AT RIGHT ANGLES FROM THE SOUTH LINE THEREOF.

Also described as:

BEGINNING AT A POINT 132.54 FEET NORTH 0° 06' WEST FROM A POINT IN THE CENTER OF A 40 FOOT ROADWAY 350.2 FEET NORTH 78° 59' EAST FROM A POINT ON THE WEST LINE OF A 40 FOOT WIDE ROADWAY THAT IS 871.2 FEET NORTH 0° 5' WEST FROM A POINT ON THE SOUTH LINE OF THE WILLIAM SPENCER DONATION LAND CLAIM NO. 50 IN TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, 4083.5 FEET WEST FROM THE SOUTHEAST CORNER THEREOF, AND RUNNING THENCE NORTH 0° 5' WEST 132.56 FEET; THENCE SOUTH 89° 44' EAST 90.05 FEET THENCE SOUTH 0° 02' 30" EAST 132.33 FEET THENCE NORTH 89° 52' 30" WEST 89.92 FEET TO THE POINT OF BEGINNING IN LANE COUNTY, OREGON.

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More commonly known as: 1077 T Street, Springfield, Oregon 97477

Notice is hereby given that I will, on August 2nd, 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, 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** 6/18/18 thru 7/18/18

**Register Guard** 6/20/18, 6/27/18,  
7/4/18 & 7/11/18

By: A. Wollenschlaeger, Deputy Date: 6/11/18