

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 SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR7, plaintiff, and JUAN RUIZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR COUNTRYWIDE BANK, N.A.; COUNTRYWIDE BANK, N.A.; OCCUPANTS OF THE SUBJECT REAL PROPERTY, defendants, Case No. 17CV00022, 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 \$262,248.70. On June 28th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

LOT 32, BLOCK 7, HAWTHOURN PLACE, AS PLATTED AND RECORDED IN BOOK 12, PAGE 25, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON. EXCEPT THE WEST 2 FEET THEREOF.

More commonly known as: 815 Elm Drive, Eugene, Oregon 97404

Notice is hereby given that I will, on August 9th, 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, 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 7/9/18 thru 8/9/18
<http://oregonsheriffssales.org>

Register Guard 7/11/18, 7/18/18,
7/25/18 & 8/1/18

By: A. Wollenschlaeger, Deputy Date: 6/28/18