

# LANE COUNTY SHERIFF'S OFFICE

*Sheriff Clifton G. Harrold*



## 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7, plaintiff, and DIONICIO R. PERALES; DOREEN S. PERALES; CITIFINANCIAL, INC., RAY KLEIN INC. DBA PROFESSIONAL CREDIT SERVICE, QUICK COLLECT, INC., STATE OF OREGON, OCCUPANTS OF THE PROPERTY, defendants, Case No. 18CV12600, 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 \$387,525.67. On February 15th, 2024, I levied on the defendants right, title, interest and claim in and to the following described real property:

Beginning at the intersection of the North line of County Road No. 562 (Tate Road) with the Easterly right of way line of the Southern Pacific Railroad Company, said point being 42.83 feet North 21° 20' East from a point on the South line of the Claus Arp Donation Land Claim No. 63, In Township 19 South, Range 3 West of the Willamette Meridian, which is 620.7 feet South 89° 37' East of the Southwest corner thereof; and running thence South 89° 37' East along the North line of said County Road No. 562, 321.1 feet; thence North 21° 20' East, 268 feet to the Southeast corner of property conveyed to Larry Lowry, et ux, by correction deed recorded July 14, 1976, Recorder's Reception No. 76-35358, Lane County Oregon Official Records; thence Northwesterly along the Southerly line of said Lowry property to a point on the Easterly line of the Southern Pacific Railroad Company, said point being 275 feet North 21° 20' East from a point on the North line of County Road No. 562 (Tate Road); thence South 21° 20' West 275 feet to the Point of Beginning, in Lane County, Oregon.

APN: 0844306, 1315025

More commonly known as: 33425 Tate Road, Creswell, Oregon 97426

Notice is hereby given that I will, on April 2nd, 2024, 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.

**NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY.** You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

**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:**

**CLIFTON G. HARROLD, SHERIFF  
LANE COUNTY, OREGON**

**OSSA** 2/26/24 thru 3/26/24  
<http://oregonsheriffssales.org>

**Register Guard** 2/28/24, 3/6/24,  
3/13/24 & 3/20/24

By: A. Wollenschlaeger, Deputy Date: 2/15/24