

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 BANK OF AMERICA, N.A., plaintiff, and STUART M. BENOIT: OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 705 EAST QUINCY AVENUE, COTTAGE GROVE, OR 97424, defendants, Case No. 16CV21778, 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 \$161,613.33. On August 15th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

THE NORTH 1/2 OF THE FOLLOWING:

BEGINNING AT A POINT 60 FEET SOUTH AND 212 FEET WEST OF THE SOUTHEAST CORNER OF LOT 2, IN BLOCK 5 OF PLAT OF JONES'S ADDITION TO COTTAGE GROVE, AS PLATTED AND RECORDED IN BOOK 2, PAGE 34, LANE COUNTY OREGON PLAT RECORDS; RUN THENCE SOUTH 107 3/5 FEET; THENCE EAST 106 FEET; THENCE NORTH 107 3/5 FEET; THENCE WEST 106 FEET TO THE PLACE OF BEGINNING, IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY OREGON.

More commonly known as: 705 East Quincy Avenue, Cottage Grove, Oregon 97424-2542

Notice is hereby given that I will, on October 12th, 2017, 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 8/28/17 thru 9/28/17

Register Guard 8/30/17, 9/6/17,
9/13/17 & 9/20/17

By: A. Wollenschlaeger, Deputy Date: 8/15/17