

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 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, plaintiff, and JAMES B. MCBETH AKA JAMES BRIAN MCBETH; CHRISTY MCBETH AKA CHRISTY MICHELLE MCBETH; FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A.; OCCUPANTS OF THE PROPERTY, defendants, Case No. 16CV31970, 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 \$616,012.24. On August 31th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

Lot 68, A.C. BOHRNSTEDT COMPANY FRUIT LANDS, as platted and recorded in Volume 4, Page 26, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPTING THEREFROM:

A parcel of land located in Lane County, Oregon Section 11, Township 19 South, Range 3 West, Willamette Meridian, as follows:

Beginning at the Southeasterly corner of Lot 68 of the A.C. BOHRNSTEDT COMPANY FRUIT LAND, as platted and recorded in Book 4, Page 26 of the Lane County, Oregon Plat Records; thence North 504 feet, more or less, along the Easterly line of said Lot 68 to the Northeasterly corner of said Lot 68; thence West 115 feet, more or less, along the Northerly line of said Lot 68; thence South 06°00' East 507 feet, more or less, to the Southerly line of the aforementioned Lot 68; thence East 62 feet, more or less, along the Southerly line of said Lot 68 to the point of beginning, in Lane county, Oregon.

TOGETHER WITH that portion of vacated East Martin Lane adjoining that would attach thereto by Order No. 93-9-15-13, Recorded: September 16, 1993 Document No.: 93-58929, Official Records of Lane County, Oregon.

APN/Parcel # 0830990; 19-03-11-00-05300

More commonly known as: 33938 Martin Road, Creswell, Oregon 97426

Notice is hereby given that I will, on November 9th, 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 9/18/17 thru 10/18/17

Register Guard 9/20/17, 9/27/17,
10/4/17 & 10/11/17

By: A. Wollenschlaeger, Deputy Date: 8/31/17