

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 US BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2005-AHL2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AHL2, plaintiff, and CHRISTOPHER R. HALLETT; JOANN HALLETT; UNITED STATES OF AMERICA; OCCUPANTS OF THE PROPERTY, defendants, Case No. 15CV16262, 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 \$172,197.68. On August 31st, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, RANCH MARKET FIRST ADDITION, AS PLATTED AND RECORDED IN BOOK 28, PAGE 23, LANE COUNTY PLAT RECORDS; RUN THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 1, 110.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3; THENCE WEST 110.0 FEET; THENCE NORTH 50.08 FEET TO THE BEGINNING OF A 32.33 FOOT RADIUS CURVE RIGHT; THENCE, ALONG SAID CURVE (THE LONG CHORD OF WHICH BEARS NORTH 31° 44' 30" EAST 34.02 FEET), A DISTANCE OF 35.82 FEET; THENCE NORTH 63° 29' EAST 69.41 FEET; THENCE EAST 30.0 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

APN/Parcel #: 0201663

More commonly known as: 2456 Ranch Drive, Springfield, Oregon 97477

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