

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 MTGLQ INVESTORS, L.P., plaintiff, and ERIC S. MAHAFFY; HOLLEY E. WOODS-MAHAFFY; CHASE BANK USA, N.A.; SELCO COMMUNITY CREDIT UNION; PARTIES IN POSSESSION, defendants, Case No. 15CV28816, 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 \$260,081.21. On September 26th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

DESCRIBED IN THE DEED OF TRUST AS:

BEGINNING AT A POINT THAT IS 141.69 FEET NORTH 0 DEGREES 13' WEST AND 1962.83 FEET NORTH 78 DEGREES 22' EAST OF THE SOUTHWEST CORNER OF THE NELSON DAVIS DONATION LAND CLAIM NO. 50, TOWNSHIP 17 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN; AND RUNNING THENCE SOUTH 0 DEGREES 13' EAST 435.6 FEET; THENCE NORTH 78 DEGREES 22' EAST 102.10 FEET; THENCE NORTH 0 DEGREES 13' WEST 435.6 FEET; THENCE SOUTH 78 DEGREES 22' WEST 102.10 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

ALSO: BEGINNING AT A POINT THAT IS 141.69 FEET NORTH 0 DEGREES 13' WEST AND 1860.73 FEET NORTH 78 DEGREES 22' EAST OF THE SOUTHWEST CORNER OF THE NELSON DAVIS DONATION LAND CLAIM NO. 50, TOWNSHIP 17 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN; AND RUNNING THENCE SOUTH 0 DEGREES 13' EAST 435.6 FEET; THENCE NORTH 78 DEGREES 22' EAST 102.10 FEET; THENCE NORTH 0 DEGREES 13' WEST 435.6 FEET; THENCE SOUTH 78 DEGREES 22' WEST 102.10 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

AND MORE CORRECTLY DESCRIBED AS:

BEGINNING AT A POINT THAT IS 141.69 FEET NORTH 0 DEGREES 13' WEST AND 1962.83 FEET NORTH 78 DEGREES 22' EAST OF THE SOUTHWEST CORNER OF THE NELSON DAVIS DONATION LAND CLAIM NO. 50, TOWNSHIP 17 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN; AND RUNNING THENCE SOUTH 0 DEGREES 13' EAST 435.6 FEET; THENCE NORTH 78 DEGREES 22' EAST 102.10 FEET; THENCE NORTH 0 DEGREES 13' WEST 435.6 FEET; THENCE SOUTH 78 DEGREES 22' WEST 102.10 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

ALSO: BEGINNING AT A POINT THAT IS 141.69 FEET NORTH 0 DEGREES 13' WEST AND 1860.73 FEET NORTH 78 DEGREES 22' EAST OF THE SOUTHWEST CORNER OF THE NELSON DAVIS DONATION LAND CLAIM NO. 50, TOWNSHIP 17 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN; AND RUNNING THENCE SOUTH 0 DEGREES 13' EAST 435.6 FEET; THENCE NORTH 78 DEGREES 22' EAST 102.10 FEET; THENCE NORTH 0 DEGREES 13' WEST 435.6 FEET; THENCE SOUTH 78 DEGREES 22' WEST 102.10 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

ALSO:

A STRIP OF LAND 60.0 FEET IN WIDTH, 30.0 FEET ON EITHER SIDE WHEN MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT 172.21 FEET N 0 DEGREES 13' EAST FROM THE SW CORNER OF THE NELSON DAVIS D.L.C. NO. 50 IN SECTION 35, TOWNSHIP 17 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, THENCE N 78 DEGREES 22' EAST 2,385.00 FEET, MORE OR LESS. EXCEPT THAT PORTION OF THE ABOVE DESCRIPTION WHICH WAS CONVEYED TO LANE COUNTY BY INSTRUMENT RECORDED ON REEL 43-D, RECEPTION NO. 37115, LANE COUNTY OREGON DEED RECORDS. (MAP # 17-02-36-30-00101)

More commonly known as: 8089 South A Street, Springfield, Oregon 97478

Notice is hereby given that I will, on December 14th, 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 10/16/17 thru 11/16/17

Register Guard 10/18/17, 10/25/17,
11/1/17 & 11/8/17

By: A. Wollenschlaeger, Deputy Date: 9/26/17