

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 CARRINGTON MORTGAGE SERVICES, LLC, plaintiff, and KAYLEA COLLEY; CHRIS MEADOR; JULI MEADOR; MATTHEW J. CHAPMAN; TRANSWORLD SYSTEMS INC., DBA CMS; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, defendants, Case No. 16CV38689, 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 \$254,654.53. On September 8th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

Lot 7, PARSONS AND BUTLER'S RIVER ROAD TRACTS, as platted and recorded in Book 6, Page 4, Lane County Plat Records, in Lane County, Oregon.
EXCEPT the following parcels of land:

PARCEL I:

Beginning at the Southwest corner of Lot 7, PARSONS AND BUTLER'S RIVER ROAD TRACTS, as platted and recorded in Book 6, Page 4, Lane County Plat Records; thence North 140.0 feet, along the West line of said Lot 7, to the True Point of Beginning; thence North 467.2 feet, along the West line of said Lot 7, to the Northwest corner of said Lot 7; thence East 177.0 feet, along the North line of said Lot 7; thence South 467.2 feet, parallel with the West line of Lot 7; thence West 177.0 feet, parallel with the North line of Lot 7, to the True Point of Beginning, in Lane County, Oregon.

PARCEL II:

The West 125 feet of the South 140 feet of the Lot 7, in PARSONS AND BUTLER'S RIVER ROAD TRACTS, as platted and recorded in Book 6, Page 4, Lane County Oregon Plat Records, in Lane County, Oregon.

ALSO EXCEPTING that tract of land conveyed to the State of Oregon, by and through its State Highway Commission, as described by instrument recorded December 7, 1966, Reception No. 68683, Official Records of Lane County, Oregon.

More commonly known as: 34157 East Cloverdale Road, Creswell, Oregon 97426

Notice is hereby given that I will, on November 30th, 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 10/2/17 thru 11/2/17

Register Guard 10/4/17, 10/11/17,
10/18/17 & 10/25/17

By: A. Wollenschlaeger, Deputy Date: 9/8/17