

# 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 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT2 TRUST, ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006-OPT2, plaintiff, and MARGO J. BEAN AKA MARGO BURNETT; DUSTIN BEAN AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 78156 MOSBY CREEK ROAD, COTTAGE GROVE, OR 97424, defendants, Case No. 16CV31316, 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 \$378,493.43. On November 28th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

### PARCEL I:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON, 832.55 FEET NORTH 01° 10' 00" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 35, SAID BEGINNING POINT ALSO BEARS NORTH 01° 20' 00" EAST 728.30 FEET FROM THE RE-ENTRANT ANGLE OF THE PERRIN BRYANT DONATION LAND CLAIM NO. 75; AND RUN THENCE SOUTH 89° 52' 20" EAST 903.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 52' 20" EAST 139.00 FEET TO A POINT; THENCE SOUTH 00' 54' 00" WEST 60.00 FEET TO A POINT; THENCE NORTH 88' 52' 20" WEST 139.00 FEET TO A POINT; THENCE NORTH 01' 10' 00" EAST 60.00 FEET TO THE POINT OF BEGINNING.

### PARCEL II:

COMMENCING AT A POINT 12.77 CHAINS NORTH AND 904.47 FEET EAST OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 162.71 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 1064, THENCE SOUTH 63° 36' EAST ALONG SAID RIGHT OF WAY LINE 154.52 FEET, THENCE SOUTH 94 FEET, THENCE WEST 138.33 FEET TO THE POINT OF BEGINNING IN LANE COUNTY, OREGON

(THESE LEGAL DESCRIPTIONS WERE CREATED PRIOR TO JANUARY 01, 2008.)

### PARCEL III:

COMMENCING AT A POINT 12.77 CHAINS NORTH AND 770.47 FEET EAST OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, THENCE CONTINUE EAST 134 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED JULY 08, 1953, RECEPTION NO. 7720, OFFICIAL RECORDS OF LANE COUNTY, OREGON, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUE EAST TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AUGUST 06, 1948, IN VOLUME 379, PAGE 129, OFFICIAL RECORDS

OF LANE COUNTY, OREGON; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 14, 1974, RECEPTION NO, 74-48566, OFFICIAL RECORDS OF LANE COUNTY, OREGON, THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT OF LAND TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

More commonly known as: 78156 Mosby Creek Road, Cottage Grove, Oregon 97424

Notice is hereby given that I will, on January 18th, 2018, at 10:00 o'clock a.m., at the main entrance of the Lane County Sheriff's Office; 125 E. 8<sup>th</sup> 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** 12/11/17 thru 1/11/17

**Register Guard** 12/13/17, 12/20/17,  
12/27/17 & 1/3/18

By: A. Wollenschlaeger, Deputy Date: 11/28/17