

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 DITECH FINANCIAL LLC, plaintiff, and DANIEL MAYHEW AFFIANT OF THE SMALL ESTATE OF MARTIN DOUGLAS MAYHEW; DANIEL MAYHEW, INDIVIDUALLY; DOUGLAS MAYHEW; CASEY MAYHEW; CHRISTY A. MANNING; LEVI WALLACE MAYHEW; MARISA WALLACE MAYHEW; TIMMY WHITTED; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR BY MERGER TO BANK ONE, AS TRUSTEE FOR THE HOLDERS OF CWABS MASTER TRUST REVOLVING HOME EQ. LOAN ASSET BACKED NOTES SERIES 2002-H AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2420 ROOSEVELT BLVD, EUGENE, OR 97402, defendants, Case No. 17CV11798, 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 \$115,377.69. On December 1st, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

BEGINNING AT A POINT 495.8 FEET SOUTH 89° 43' WEST AND 480.0 FEET NORTH OF THE SOUTHEAST CORNER LOT 1 OF OAK HOME, AS PLATTED AND RECORDED IN VOLUME 2, PAGE 5, LANE COUNTY OREGON PLAT RECORDS; AND RUN THENCE NORTH 120.0 FEET; THENCE SOUTH 89° 43' WEST 84.0 FEET; THENCE SOUTH 120.0 FEET; THENCE NORTH 89° 43' EAST 84.0 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF ROOSEVELT BOULEVARD ON THE NORTH.

More commonly known as: 2420 Roosevelt Blvd, Eugene, Oregon 97402

Notice is hereby given that I will, on January 25th, 2018, 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 12/18/17 thru 1/18/18

Register Guard 12/20/17, 12/27/17,
1/3/18 & 1/10/18

By: A. Wollenschlaeger, Deputy Date: 12/1/17