

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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSR MORTGAGE LOAN TRUST 2006-1F, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1F, plaintiff, and KAMAL A. KOTAICH; LORI KOTAICH; STEVEN J. OLIVA; PARTIES IN POSSESSION, defendants, Case No. 17CV40521, 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 \$637,632.24. On April 16th, 2018, 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 ON THE NORTHEASTERLY MARGIN OF COUNTY ROAD NO. 590, WHICH IS 349.33 FEET SOUTH, AND 1511.78 FEET EAST FROM THE ONE-QUARTER SECTION CORNER BETWEEN SECTIONS 35 AND 36 OF TOWNSHIP 17 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE ALONG THE NORTHEASTERLY MARGIN OF SAID COUNTY ROAD THENCE ALONG THE ARC OF A 666.62 RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS SOUTH 50° 10' 17" 44" EAST 54.49 FEET) A DISTANCE OF 54.50 FEET; THENCE LEAVING SAID NORTHEASTERLY MARGIN THENCE NORTH 56° 10' 16" 50" EAST 229.16 FEET TO THE SHORE OF MERCER LAKE; THENCE NORTHWESTERLY ALONG SAID SHORE TO A POINT WHICH BEARS NORTH 53° 10' 30" 05" WEST 92.48 FEET FROM THE LAST MENTIONED POINT; THENCE LEAVING SAID SHORE SOUTH 51° 10' 24" 12" WEST 125.00 FEET; THENCE SOUTH 41° 10' 03" 43" WEST 92.08 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

AND MORE ACCURATELY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHEASTERLY MARGIN OF COUNTY ROAD NO. 590, WHICH IS 318.86 FEET SOUTH AND 1468.41 FEET EAST OF THE ONE-QUARTER SECTION CORNER BETWEEN SECTIONS 35 AND 36 OF TOWNSHIP 17 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE ALONG SAID NORTHEASTERLY MARGIN ALONG THE ARC OF A 666.62 FOOT RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS SOUTH 54°54'29" EAST 53.00 FEET) A DISTANCE OF 53.01 FEET; THENCE LEAVING SAID NORTHEASTERLY MARGIN NORTH 41°03'43" EAST 92.08 FEET; THENCE NORTH 51°24'12" EAST 125.00 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 51°24'12" EAST TO THE SHORE OF MERCER LAKE; THENCE NORTHWESTERLY ALONG SAID SHORE TO A POINT WHICH BEARS NORTH 34°30'00" EAST FROM A 5/8" IRON ROD WHICH BEARS NORTH 34°30'00" EAST 215.71 FEET FROM THE POINT OF BEGINNING; THENCE LEAVING SAID SHORE SOUTH 34°30'00" WEST TO SAID 5/8" IRON ROD; THENCE CONTINUING SOUTH 34°30'00" WEST 215.71 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

More commonly known as: 05921 Mercer Lake Road aka 5921 Mercer Lake Road, Florence, OR 97439

Notice is hereby given that I will, on June 14th, 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 5/7/18 thru 6/7/18

Register Guard 5/9/18, 5/16/18,
5/23/18 & 5/30/18

By: A. Wollenschlaeger, Deputy Date: 4/16/18