

LANE COUNTY SHERIFF'S OFFICE
Sheriff Clifton G. Harrold



**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 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, plaintiff, and THE ESTATE OF WILLIAM B. MCGRUFF; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF WILLIAM B. MCGRUFF; SANDRA DEUS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOAN E. MCGRUFF; MINDY NEWTON A/K/A MINDY MCGRUFF; STATE OF OREGON, DEPARTMENT OF REVENUE; CITIBANK N.A.; RAY KLEIN INC. DOING BUSINESS AS PROFESSIONAL CREDIT SERVICES; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 87946 DOWDY LANE, SPRINGFIELD, OREGON 97478, defendants, Case No. 21CV21202, 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 \$1,384,849.90. On July 29th, 2022, I levied on the defendants right, title, interest and claim in and to the following described real property:

LOT 2, DOWDY PLAT, AS PLATTED AND RECORDED IN BOOK 63, PAGE 5, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON

More commonly known as: 87946 Dowdy Lane, Springfield, Oregon 97478

Notice is hereby given that I will, on September 27th, 2022, 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.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY. You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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:

**CLIFTON G. HARROLD, SHERIFF
LANE COUNTY, OREGON**

OSSA 8/8/22 thru 9/8/22
<http://oregonsheriffssales.org>

Register Guard 8/10/22, 8/17/22,
8/24/22 & 8/31/22

By: A. Wollenschlaeger, Deputy Date: 7/29/2022