

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 PNC BANK, NATIONAL ASSOCIATION, plaintiff, and TODD M. SCHWARTZ; SHERILYN K. SCHWARTZ; SELCO COMMUNITY CREDIT UNION; CAPITAL ONE BANK (USA) N.A. AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 93684 MARCOLA ROAD, MARCOLA, OR 97454, defendants, Case No. 15CV18302, 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 \$495,939.18. On August 24th, 2017, I levied on the defendants right, title, interest and claim in and to the following described real property:

PARCEL I:

A tract of land in the William C. Baird Donation Land Claim No. 43, in Township 16 South, Range 1 West of the Willamette Meridian, bounded and described as follows:

Beginning at the Northwest corner of said Donation Land Claim No. 43, thence along the North line thereof South 89 degrees 22' East 2045.42 feet to a point in the center of the county road; thence along the center line of said county road four courses as follows: (1) South 24 degrees 21 1/2' West 5.77 feet (2) South 38 degrees 51 1/2' West 179.1 feet (3) South 39 degrees 28' West 122.4 feet and (4) South 38 degrees 51 1/2' West 204.9 feet to the True Point of Beginning; thence South 38 degrees 51 1/2' West 224.6 feet along the center line of said county road to the point of intersection thereof with the Northeasterly line produced Southeasterly of that certain tract of land conveyed by Willamette Valley Lumber Co., to Clifford E. Sunderland and June M. Sunderland by deed recorded on November 5, 1964, on Reel 254 D, under Recorder's Reception No. 80781, Lane County Oregon Official Records; thence along said Northeasterly line and said Southeasterly extension thereof, North 55 degrees 20' West 336.60 feet to a 1 1/2 inch iron pipe marking the Northwesterly corner of said Sunderland tract; thence along the Northwesterly line of said Sunderland tract South 33 degrees 26 1/2' West 400.95 feet to the center of Shotgun Creek; thence upstream along the center of said Shotgun Creek North 70 degrees 02' West 136.0 feet to a point on the Easterly boundary line of the Weyerhaeuser Company railroad right-of-way; thence following said Easterly right-of-way line North 21 degrees 14' East (by bearing of Weyerhaeuser right-of-way survey, North 21 degrees 10' East) a distance of 379.8 feet to a point marked by a 1 inch aluminum pipe; thence continuing along said railroad right-of-way line North 34 degrees 52' East (by bearing of Weyerhaeuser right-of-way survey, North 34 degrees 48' East) a distance of 266.6 feet to a 1 inch aluminum pipe at the Southwesterly corner of the property of Byron Dowdy and Marjorie Marie Dowdy; thence along the Southwesterly line of said Dowdy property South 57 degrees 41' East 564.1 feet to the said True Point of Beginning, in Lane County, Oregon.

EXCEPT 40 foot strip to Willamette Valley Lumber Co., along the Northeasterly side of above described tract as described in the deed, including the terms and provisions thereof, executed by Clifford E. Sunderland and June M. Sunderland, to Willamette Valley Lumber Co., an Oregon corporation, dated September 30, 1964, recorded November 5, 1964, under Recorder's Reception No. 80780, Lane County Oregon Deed Records.

EXCEPT that portion conveyed to Lane County by deed recorded February 23, 2007, Reception No. 2007-012724, Lane County Oregon Plat Records, in Lane County, Oregon.

PARCEL II:

A tract of land in the William C. Baird Donation Land Claim No. 43, in Township 16 South, Range 1 West of Willamette Meridian described as follows:

Beginning at an iron pipe marking the Northwest corner of the W. C. Baird Donation Land Claim No. 43, in Section 5, Township 16 South, Range 1 West of the Willamette Meridian, thence South 0 degrees 11' West 100 feet along the Westerly line of said Donation Land Claim No. 43, to a point in the center of Shotgun Creek; thence following the center of said Shotgun Creek as indicated by the following straight line courses and distances; thence South 31 degrees 47' East 97.34 feet; thence South 26 degrees 43 1/2' East 162.34 feet; thence South 59 degrees 11' East 132.74 feet; thence North 69 degrees 55' East 198.04 feet; thence South 32 degrees 44' East 266.29 feet; thence South 70 degrees 2' East 552.27 feet to the True Point of Beginning; thence leaving said Shotgun Creek North 33 degrees 26 1/2' East 400.95 feet to an iron pipe; thence South 55 degrees 20' East to the Westerly line of Lane County Road No. 311; thence Southerly along Westerly line of said Lane County Road No. 311 to the center line of Shotgun Creek; thence Westerly along center line of Shotgun Creek to the True Point of Beginning, in Lane County, Oregon.

EXCEPT that portion conveyed to Lane County by deed recorded February 23, 2007, Reception No. 2007-012723, Lane County Oregon Plat Records, in Lane County, Oregon.

More commonly known as: 93684 Marcola Road, Marcola, OR 97454

Notice is hereby given that I will, on October 26th, 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 9/4/17 thru 10/4/17

Register Guard 9/6/17, 9/13/17,
9/20/17 & 9/27/17

By: A. Wollenschlaeger, Deputy Date: 8/24/17