

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 LEONARD C. LUDIKER, AS TRUSTEE OF THE LUDIKER FAMILY TRUST, plaintiff, and CLANTON JARED SELF AND ALL OCCUPANTS OF THE PREMISES, defendants, Case No. 17CV43560, 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 \$153,280.62. On February 16th, 2018, I levied on the defendants right, title, interest and claim in and to the following described real property:

Beginning at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 6, Township 17 South, Range 5 West of the Willamette Meridian; thence North 2° 58' West along the East line of the Southwest quarter of the Northwest quarter of said Section 6, 330.0 feet; thence North 88° 49' West, 700.00 feet, more or less, to a point in the centerline of County Road No. 1024 (Lawrence Road); thence Southeasterly along the centerline of said County Road to a point on the South line of the Southwest quarter of the Northwest quarter of said Section 6; thence East along said South line, 580.39 feet, to the point of beginning, in Lane County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

More commonly known as: 25457 Lawrence Road, Junction City, Oregon 97448

Notice is hereby given that I will, on April 12th, 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 3/5/18 thru 4/5/18

Register Guard 3/7/18, 3/14/18,
3/21/18 & 3/28/18

By: A. Wollenschlaeger, Deputy Date: 2/16/18