

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 PODIUM MORTGAGE CAPITAL LLC, plaintiff, and ESTATE OF PAUL D. COOK AKA PAUL DWANE COOK, AN ESTATE; PAUL J. COOK AKA PAUL JAMES COOK II, AN HEIR; CRYSTAL PITCHER AKA CRYSTAL DAWN PITCHER, AN HEIR; LORI WANGEN, AN HEIR; SEAN MICHAELS, AN HEIR; UNKNOWN HEIRS OF PAUL D. COOK, UNKNOWN HEIRS; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY, defendants, Case No. 17CV14456, 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 \$94,546.74. On April 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 Southeast Quarter of Section 35, Township 21 South, Range 1 West of the Willamette Meridian; thence West 208 feet; thence North to the South line of the County Road; thence Southeasterly, along said South line of said County Road, to the East line of said Southeast Quarter; thence, along said East line of said Southeast Quarter to the point of beginning, in Section 35, Township 21 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

More commonly known as: 39888 Brice Creek Road, Dorena, Oregon 97434

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. 8<sup>th</sup> 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