

# 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 AMERICA, N.A, plaintiff, and ROCKY D. LANGELIERS; U.S. BANK NATIONAL ASSOCIATION, ND; MELISSA A. LANGELIERS; OREGON DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 85714 PARKWAY RD., PLEASANT HILL, OR 97455, defendants, Case No. 17CV32471, 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 \$\$846,090.21. On January 27th, 2022, I levied on the defendants right, title, interest and claim in and to the following described real property:

### **PARCEL I:**

BEGINNING AT A POINT MARKING THE NORTHWEST CORNER OF THE JOHN SHELLEY DONATION LAND CLAIM NO. 71, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY OREGON; RUNNING THENCE SOUTH 89° 42' EAST ALONG THE NORTH LINE OF SAID SHELLEY DONATION LAND CLAIM 550.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GALE R. BOYLAN, ET UX, BY DEED RECORDED JANUARY 9, 1978, RECEPTION NO. 78-01535, OFFICIAL RECORDS OF LANE COUNTY, OREGON; THENCE SOUTH 29° 17' 10" EAST 635.53 FEET; THENCE SOUTH 89° 42' EAST 584.24 FEET; THENCE SOUTH 00° 18' WEST 30.00 FEET; THENCE SOUTH 89° 42' EAST 310.91 FEET TO THE WEST LINE OF THE JASPER-CRESWELL HIGHWAY; THENCE SOUTH 03° 01' WEST 30.04 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FLOYD D. CHURCH, ET UX, BY DEED RECORDED JANUARY 9, 1978, RECEPTION NO. 78-01541, OFFICIAL RECORDS OF LANE COUNTY, OREGON; THENCE NORTH 89° 42' WEST 992.68 FEET TO THE NORTHWEST CORNER OF SAID CHURCH TRACT; THENCE SOUTH 222.54 FEET; THENCE NORTH 89° 42' WEST 760.96 FEET TO THE WEST LINE OF SAID SHELLEY DONATION LAND CLAIM; THENCE NORTH 00° 45' 50" EAST 835.23 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

### **ALSO:**

BEGINNING AT A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WALTER SPRAGUE, ET UX, BY DEED RECORDED JULY 19, 1965, RECEPTION NO. 11628, DEED RECORDS OF LANE COUNTY, OREGON SAID POINT BEING 835.23 FEET SOUTH 00° 45' 50" WEST AND 760.96 FEET SOUTH 89° 42' EAST FROM THE NORTHWEST CORNER OF THE JOHN SHELLEY DONATION LAND CLAIM NO. 71, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON; RUNNING THENCE NORTH 222.54 FEET; THENCE SOUTH 89° 42' EAST 98.95 FEET TO AN IRON PIPE; THENCE SOUTH 00° 18' WEST 222.49 FEET TO AN IRON PIPE ON THE SOUTH LINE OF SAID SPRAGUE TRACT; THENCE WEST 109.61 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

### **PARCEL II:**

AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

BEGINNING AT A POINT MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GALE R. BOYLAN, ET UX, BY DEED RECORDED JANUARY 9, 1978, RECEPTION NO. 78-01535, OFFICIAL RECORDS OF LANE COUNTY, OREGON, SAID POINT BEING 550.0 FEET SOUTH 89° 42' EAST AND 635.53 FEET SOUTH 29° 17' 10" EAST AND 584.24 FEET SOUTH 89° 42' EAST AND 30.0 FEET SOUTH 00° 18' WEST FROM THE NORTHWEST CORNER OF THE JOHN SHELLEY DONATION LAND CLAIM NO. 71, SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON; RUNNING THENCE SOUTH 89° 42' EAST 310.91 FEET TO THE WEST LINE OF THE JASPER-CRESWELL HIGHWAY; THENCE NORTH 03° 01' EAST ALONG SAID HIGHWAY 30.04

FEET; THENCE NORTH 89° 42' WEST TO A POINT THAT IS NORTH 00° 18' EAST FROM THE PLACE OF BEGINNING; THENCE SOUTH 00° 18' WEST 30.0 FEET TO THE PLACE OF BEGINNING IN LANE COUNTY, OREGON.

More commonly known as 85714 Parkway Rd, Pleasant Hill, OR 97455

Notice is hereby given that I will, on June 21st, 2022, 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.

**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** 05/16/2022 thru 06/16/2022  
<http://oregonsheriffssales.org>

**Register Guard** 05/18/2022, 05/25/2022,  
06/01/2022 & 06/08/2022

By: B. Popp, Deputy Date: 05/10/2022