

# 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 DONALD M. PAULSON, plaintiff, and KENNETH PAULSON AND LESLIE PAULSON, HUSBAND AND WIFE; JUDITH M. PARMENTER, MARK YOUNG, MISTY YOUNG, AND CSO FINANCIAL INC., AN OREGON CORPORATION, defendants, Case No. 23CV32868, 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 \$509,798.29. On April 17th, 2024, I levied on the defendants right, title, interest and claim in and to the following described real property:

### PARCEL I:

Beginning at a point 80 rods South and 1470 feet East of the Northwest corner of the Southeast quarter of the Northeast quarter of Section 11, Township 15 South, Range 5 West of the Willamette Meridian in Lane County, Oregon; thence East along the East-West one quarter section line of Section 12, said township and range, 346.6 feet; thence South 66° 55' East 413.3 feet; thence North 23° 05' East 176.14 feet to said one quarter section line; thence East along said one quarter section line 122.8 feet to a point which bears East 1068.6 feet from the quarter corner on the West side of Section 12; thence North 18° 43' West 288.1 feet; thence North 79° 23' West 209.5 feet; thence North 14° 39' East 192.0 feet; thence North 44° 39' East 64.4 feet to the Westerly right of way line of the Pacific Highway No. 99 West; thence North 41° 55' West along said right of way line 15.03 feet; thence leave said highway and run South 44° 39' West 69.31 feet; thence South 14° 39' West 183.26 feet; thence North 34° 51' West 175.40 feet to an 1/2" iron pipe; thence North 28° 28' West 159.78 feet to a 1/2" iron pipe; thence North 62° 09' West 74.17 feet to a 1/2" iron pipe; thence North 48° 50' West 212.79 feet to a 1/2" iron pipe; thence South 53° 15' West 258.11 feet to a point which is East 150.0 feet, normal measurement, from the West line of said Section 12; thence South 632.26 feet to the place of beginning, in Lane County, Oregon.

EXCEPT: Beginning at a point on the East and West quarter section line of Section 12, Township 15 South, Range 5 West of the Willamette Meridian; East 496.6 feet from the West quarter corner of above section; thence South 66° 55' East 413.3 feet; thence North 23° 05' East 176.1 feet to the above quarter section line; thence along said quarter section line West 449.2 feet to the point of beginning, all in Lane County, Oregon.

### PARCEL II:

Commencing at a point 80 rods South and 1470 feet East of the Northwest corner of the Southeast one quarter of the Northeast one quarter of Section 11, Township 15 South, Range 5 West of the Willamette Meridian in Lane County, Oregon; thence East along the East-West one quarter section line of Section 12, said township and range, 346.6 feet; thence South 66° 55' East 413.3 feet; thence North 23° 05' East 176.14 feet to said one quarter section line; thence East along said one quarter section line 122.8 feet to a point which bears East 1068.6 feet from the one quarter section corner on the West side of said Section 12; thence North 18° 43' West 288.1 feet; thence North 79° 23' West 209.5 feet; thence North 14° 39' East 192.0 feet; thence North 44° 39' East 64.4 feet to the Westerly right of way line of the Pacific Highway No. 99 West; thence North 41° 55' West along said right of way line 15.03 feet to the true point of beginning of the herein described tract; thence South 44° 39' West 69.31 feet to a point; thence South 14° 39' West 183.26 feet to a point; thence North 34° 51' West 175.40 feet to a point; thence North 28° 28' West 159.78 feet to a point; thence North 62° 09' West 74.17 feet to a point; thence North 48° 50' West 212.79 feet to a point; thence South 53° 15' West 258.11 feet to a point; thence North to the line between Benton and Lane Counties; thence East along said line between Benton and Lane Counties to the Westerly line of said Pacific Highway No. 99 West; thence South 41° 55' East, along the Westerly line of said Pacific Highway No. 99 West to the point of beginning, in Lane County, Oregon.

**PARCEL III:**

Beginning at a point on the East and West quarter section line of Section 12, Township 15 South, Range 5 West of the Willamette Meridian; thence East 496.6 feet from the West quarter corner of above section; thence South 66° 55' East 413.3 feet; thence North 23° 05' East 176.1 feet to the above quarter section line; thence along said quarter section line West 449.2 feet to the point of beginning, all in Lane County, Oregon.

More commonly known as 96470, 96494, 96496, 96498, and 96500 Hwy. 99W, Junction City, OR 97448.

Notice is hereby given that I will, on May 28th, 2024, 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** 4/24/24 thru 5/24/24  
<http://oregonsheriffssales.org>

**Register Guard** 5/1/24, 5/8/24,  
5/15/24 & 5/22/24



By: B. Popp, Deputy Date: 4/17/2024