

State of Oregon )  
 )  
County of LAKE )

Court Case#22CV26532

Sheriff's Case# 240213

**NOTICE OF SHERIFF'S SALE (Real Property)**

On January 9, 2025 at the hour of 10 a.m. in the Lake County Courthouse Lobby, 513 Center Street, Lakeview, Oregon; I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to "Lake County", subject to redemption, description of interest in the following described real property:

*Parcel I of Partition Plat 1993-P-043 filed December 3, 1993, in Lake County, Oregon records and located in the SW1/4 of Section 10, Township 39 South, Range 20 East of the Willamette Meridian, Lake County, Oregon; Commonly known as: 425 North J Street, Lakeview, Oregon 97630.*

Said sale is made pursuant to a Writ of Execution (Real Property) dated October 22, 2024, issued out of the Circuit Court of the State of Oregon for Lake County, where PACIFIC ELECTRICAL CONTRACTORS, INC. is plaintiff, and THE BOTTOM OF THE BARREL BAKERY COMPANY; ESTHER ESKILDSON; and KENNETH ESKILDSON, are defendants.

**Important Notice to Debtor Regarding Redemption Rights:**

- 1. You should be careful about offers to sell rights to surplus funds.**
- 2. 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).**
- 3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.**

**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.**

**Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to name "LAKE COUNTY" will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.**

MICHAEL TAYLOR, SHERIFF  
Lake County, Oregon

By \_\_\_\_\_  
Sheriff's Assistant – Heather Eversole