

# 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 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-4, AS OWNER OF THE RELATED MORTGAGE LOAN, plaintiff, and UNKNOWN HEIRS OF VERA ETTER AKA ELVERIA COCA; UNKNOWN SUCCESSOR TRUSTEE OF THE VERA ETTER FAMILY TRUST DATED JUNE 6, 2018; UNKNOWN BENEFICIARIES OF THE VERA ETTER FAMILY TRUST DATED JUNE 6, 2018; DEBRA R ETTER; RAY KLEIN INC. DBA PROFESSIONAL CREDIT SERVICES; OREGON CREDIT & COLLECTIONS BUREAU, INC.; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION UNIT; PARTIES IN POSSESSION, defendants, Case No. 23CV50582, 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 \$474,286.65. On November 18th, 2024, I levied on the defendants right, title, interest and claim in and to the following described real property:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 0°15'42" EAST 1323.79 FEET TO A POINT; THENCE WEST 340.36 FEET TO A POINT; THENCE SOUTH 89°54'57" WEST 272.13 FEET TO A POINT; THENCE SOUTH 89°59'44" WEST 135.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 12°18'18" EAST 505.39 FEET TO A POINT ON THE CENTERLINE OF A PRIVATE ROADWAY EASEMENT; THENCE ALONG THE CENTERLINE OF SAID EASEMENT, SOUTH 82°46'00" WEST 110.73 FEET TO A POINT; THENCE NORTH 70°38'08" WEST 194.27 FEET TO A POINT; THENCE SOUTH 65°00'30" WEST 140.75 FEET TO A POINT; THENCE SOUTH 0°02'45" WEST 135.75 FEET TO A POINT; THENCE SOUTH 39°44'52" WEST 207.53 FEET TO A POINT ON THE CENTERLINE OF COUNTY ROAD NUMBER 983 (SIMONSON ROAD); THENCE ALONG THE CENTERLINE OF THE COUNTY ROAD, SOUTH 15°04'38" EAST 199.98 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 89°14'09" EAST 270.80 FEET TO A POINT; THENCE NORTH 89°59'44" EAST 123.00 FEET TO THE TRUE POINT OF BEGINNING, ALL IN SAID SECTION 22, LANE COUNTY, OREGON. EXCEPTING: ANY PART OF THE ABOVE DESCRIBED PARCEL OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON.

More commonly known as 82615 Simonsen Road, Eugene, OR 97405

Notice is hereby given that I will, on January 7th, 2025, 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** 11/27/24 thru 12/27/24  
<http://oregonsheriffssales.org>

**Register Guard** 11/27/24, 12/4/24,  
12/11/24 & 12/18/24



By: B. Popp, Deputy Date: 11/18/2024