

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 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, plaintiff, and RANDALL SILK, AS PERSONAL REPRESENTATIVE OR EXECUTOR OF THE ESTATE OF SHARON M. SILK; RANDALL SILK, AS POTENTIAL HEIR OR DEVISEE OF SHARON M. SILK; PATRICK SILK, POTENTIAL HEIR OR DEVISEE OF SHARON M. SILK; TERRY SILK, POTENTIAL HEIR OR DEVISEE OF SHARON M. SILK; SYNDI KRUCHEK, POTENTIAL HEIR OR DEVISEE OF SHARON M. SILK; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 11736 ORCHARD AVENUE, MAPLETON, OR 97453, defendants, Case No. 19CV36799, 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 \$232,498.94. On April 15th, 2025, I levied on the defendants right, title, interest and claim in and to the following described real property:

LOT 5, BLOCK 3, HUNTINGTON PARK, AS PLATTED AND RECORDED IN BOOK 13, PAGE 32, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

More commonly known as: 11736 Orchard Avenue, Mapleton, Oregon 97453

Notice is hereby given that I will, on June 3rd, 2025, at 10:00 o'clock a.m., at the main entrance of the Lane County Sheriff's Office; 125 E. 8th 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 4/28/25 thru 5/28/25
<http://oregonsheriffssales.org>

Register Guard 4/30/25, 5/7/25,
5/14/25 & 5/21/25

By: A. Wollenschlaeger, Deputy Date: 4/15/25