



## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY ON WRIT OF EXECUTION

On the 9th day of November 2017, at the hour of 11:00 a.m., inside the main lobby of the Linn County Courthouse, in the City of Albany, Oregon, I will sell at public auction to the highest bidder for cash in hand, the following described real property, subject to redemption, located in Linn County, to-wit:

**PARCEL I:**

A TRACT OF LAND SITUATED IN THE COUNTY OF LINN, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BERLIN ROAD, SAID 5/8" IRON ROD BEING NORTH 15° 42' EAST 1200.69 FEET AND NORTH 48° 38' WEST 392.09 FEET FROM A POINT ON THE SOUTH LINE OF AND SOUTH 89° 52' EAST 1100.00 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE JOSEPH HARDMAN DONATION LAND CLAIM NO. 46 IN SECTION 27 OF TOWNSHIP 12 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, SAID BEGINNING POINT BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO WILLIAM J. JONES, ET UX BY DEED RECORDED IN LINN COUNTY MICROFILM RECORDS, VOLUME 92, PAGE 214 AND RUNNING THENCE NORTH 48° 38' WEST, ALONG SAID RIGHT-OF-WAY LINE, 32.28 FEET; THENCE NORTH 15° 42' EAST 718.16 FEET; THENCE NORTH 74° 18' WEST 342.50 FEET TO THE WESTERLY LINE OF SAID JONES PARCEL; THEN NORTH 15° 43' EAST 984.48 FEET TO THE NORTHWEST CORNER OF SAID JONES PARCEL; THENCE SOUTH 89° 51' 30" EAST 386.6 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID JONES PARCEL; THENCE SOUTH 15° 42' WEST 1820.69 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

A TRACT OF LAND SITUATED IN THE COUNTY OF LINN, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LINN COUNTY ROAD NO. 20 WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 20.0 FOOT WIDE ACCESS ROAD, SAID ROD BEING SOUTH 89° 52' EAST 1100.22 FEET AND NORTH 15° 42' EAST 1200.69 FEET AND NORTH 48° 38' WEST 392.09 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE JOSEPH HARDMAN DONATION LAND CLAIM NO. 46 IN SECTION 27, TOWNSHIP 12 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON; THENCE NORTH 15° 42' EAST 1820.69 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID 20.0 FOOT WIDE ROADWAY TO A 5/8 INCH IRON ROD; THENCE NORTH 89° 51'-1/2' WEST 386.6 FEET TO THE WESTERLY BOUNDARY OF DEED RECORDED IN MICROFILM VOLUME 66, PAGE 715, LINN COUNTY MICROFILM RECORDS; THENCE SOUTH 15° 43' WEST ALONG THE WESTERLY BOUNDARY OF SAID DEED, 1537.98 FEET, MORE OR LESS, TO A 5/8 INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MARKET ROAD NO.20; THENCE SOUTH 48° 38' EAST 413.45 FEET TO THE POINT OF BEGINNING.

EXCEPTION THEREFROM THAT PORTION CONVEYED BY INSTRUMENT RECORDED SEPTEMBER 30, 1994 IN VOLUME 718, PAGE 104, LINN COUNTY MICROFILM RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BERLIN ROAD, SAID 5/8" IRON ROD BEING NORTH 15° 42' EAST 1200.69 FEET AND NORTH 48° 38' WEST 392.09 FEET FROM A POINT ON THE SOUTH LINE OF AND SOUTH 89° 52' EAST 1100.22 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE JOSEPH HARDMAN DONATION LAND CLAIM NO.46 IN SECTION 27 OF TOWNSHIP 12 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON SAID BEGINNING POINT BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO WILLIAM J. JONES ET UX, BY DEED RECORDED IN LINN COUNTY MICROFILM RECORDS, VOLUME 92, PAGE 214; AND RUNNING THENCE NORTH 48° 38' WEST ALONG SAID RIGHT-OF-WAY LINE 32.28 FEET; THENCE NORTH 15° 42' EAST 718.16 FEET; THENCE NORTH 74° 18' WEST 342.50 FEET TO THE WESTERLY LINE OF SAID JONES PARCEL; THENCE NORTH 15° 43' EAST 984.48 FEET TO THE NORTHWEST CORNER OF SAID JONES PARCEL; THENCE SOUTH 89° 51' 30" EAST 386.6 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID JONES PARCEL; THENCE SOUTH 15° 42' WEST 1820.69 FEET TO THE POINT OF BEGINNING. And more commonly known as 31365 Berlin Road, Lebanon, Oregon 97355.

Said sale is made pursuant to a Writ of Execution dated the 25th day of August 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 16CV36556, directed to me in the case of:

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR TRUMAN CAPITAL MORTGAGE LOAN TRUST 2005-1 ASSET-BACKED CERTIFICATES, SERIES 2005-1Q, Plaintiff

VS.

DON HAALAND AKA DON AARDAL HAALAND; GMA PROPERTIES, LLC; KELCY A. ALFORD; OCCUPANTS OF THE PROPERTY, Defendants

**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 OF 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.

Bruce W. Riley, Sheriff  
Linn County, Oregon

By: Taylor A. Rodriguez, Deputy

**Conditions of Sale:** All potential bidders are subject to inspection of funds prior to or during participation of the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to Linn County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.