

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

On January 25, 2018, at 10:00 a.m., inside the main entrance of the Benton County Courthouse, in the City of Corvallis, Oregon, I will sell at public oral auction to the highest bidder for cash the following described real property, subject to redemption, located in Benton County, Oregon, to-wit:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 4, SUNSET PARK SUBDIVISION TO THE CITY OF PHILOMATH, BENTON COUNTY, STATE OF OREGON; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 63 FEET 8 INCHES; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 87 FEET; THENCE SOUTH, PARALLELS WITH THE WEST LINE OF SAID LOT, 63 FEET 8 INCHES; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 87 FEET TO THE POINT OF BEGINNING.

The property is commonly known as 143 S 19th St, Philomath, OR 97370

Sale is made pursuant to a Writ of Execution dated November 16, 2017, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV26844, where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") is the Plaintiff, and GERALD L. HIBBS aka GERALD LYNN HIBBS; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF KELLY JEAN LYNCH; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 143 S 19TH ST, PHILOMATH, OR 97370 is the Defendant(s).

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. 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 Benton County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.

Scott Jackson, Sheriff
Benton County, Oregon

By: Dean Barnes
Benton County Sheriff's Office

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