



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

On the 8th day of March 2018, 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:

PART OF TRACT 4, ROBERTS ADDITION TO THE CITY OF HARRISBURG, AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH ROD WHICH IS NORTH 89° 7' EAST 220 FEET FROM THE WEST LINE OF TRACT 4, ROBERTS ADDITION TO THE CITY OF HARRISBURG, AND 30 FEET SOUTH OF THE SOUTH LINE OF THE W.H. MCCULLEY DONATION LAND CLAIM NO.41 IN SECTION 15, TOWNSHIP 15 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, STATE OF OREGON; THENCE SOUTH 0° 18' EAST PARALLEL WITH THE WEST LINE SAID TRACT 4, A DISTANCE OF 100 FEET TO A 1/2 INCH PIPE; THENCE NORTH 89° 47' EAST PARALLEL WITH THE SOUTH LINE OF THE SAID MCCULLEY DONATION LAND CLAIM 100 FEET; THENCE NORTH 0° 18' WEST 100 FEET TO A 1/2 INCH ROD, SAID ROD BEING 30 FEET SOUTH OF THE SOUTH LINE OF SAID MCCULLEY DONATION LAND CLAIM; THENCE SOUTH 89° 47' WEST 100 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH  
BEGINNING AT A 1/2 INCH IRON ROD ON THE NORTH LINE OF ROBERTS ADDITION TO HARRISBURG, LINN COUNTY, STATE OF OREGON, SAID IRON ROD BEING NORTH 89° 47' EAST 216.00 FEET FROM THE NORTHWEST CORNER OF LOT 4, SAID ADDITION; THENCE SOUTH 0° 18' EAST PARALLEL WITH THE WEST LINE OF SAID LOT 4 A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 89° 47' EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 4.00 FEET; THENCE NORTH 0° 18' WEST PARALLEL WITH THE WEST LINE OF SAID LOT 4 A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD, THENCE SOUTH 89° 47' WEST 4.00 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF HARRISBURG, LINN COUNTY, STATE OF OREGON.

TOGETHER WITH  
BEGINNING AT A 1/2 INCH IRON ROD WHICH IS NORTH 89° 47' EAST 320 FEET FROM THE WEST LINE OF TRACT 4 OF ROBERTS ADDITION TO THE CITY OF HARRISBURG, AND 30 FEET SOUTH LINE OF THE W/H/ MCCULLEY DONATION LAND CLAIM SAID NO.41 IN TOWNSHIP 15 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, THENCE SOUTH 00° 18' EAST PARALLEL WITH THE WEST LINE OF SAID TRACT 4 A DISTANCE OF 100 FEET; THENCE NORTH 89° 47' EAST 100 FEET PARALLEL WITH THE SOUTH LINE OF SAID CLAIM NO.41; THENCE NORTH 00° 18' WEST 100 FEET TO A 1/2 INCH IRON ROD WHICH IS 2.7 FEET NORTH 89° 47' EAST FROM THE WEST LINE OF TRACT 5 OF SAID ADDITION AND 30 FEET SOUTH OF THE SOUTH LINE OF SAID CLAIM NO.41; THENCE, SOUTH 89° 47' WEST 100 FEET TO THE PLACE OF BEGINNING.

**SAVE AND EXCEPT:**

ALL OF THAT PORTION OF LOT 4 AND LOT 5, ROBERTS ADDITION TO HARRISBURG, IN THE CITY OF HARRISBURG, LINN COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WHICH IS NORTH 89° 47' EAST 2.70 FEET FROM THE WEST LINE OF SAID LOT 5, AND 30 FEET SOUTH OF THE SOUTH LINE OF THE W.H. MCCULLEY DONATION LAND CLAIM NO.41 IN TOWNSHIP 15 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 0° 18' EAST 100.00 FEET TO A 1/2 INCH IRON ROD; THENCE SOUTH 89° 47' WEST 85.00 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 0° 18' WEST 100.00 FEET TO A 1/2 INCH IRON ROD; THENCE SOUTH 89° 47' WEST 85.00 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 0° 18' WEST 100.00 FEET TO A 1/2 INCH IRON ROD WHICH IS 30 FEET SOUTH OF THE SOUTH LINE OF SAID DONATION LAND CLAIM NO.41, THENCE NORTH 89° 47' EAST 85 FEET TO THE PLACE OF BEGINNING.

And more commonly known as 800 Territorial Street, Harrisburg, Oregon 97446.

Said sale is made pursuant to a Writ of Execution dated the 19th day of December 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 15CV01236, directed to me in the case of:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CW ALT, INC, ALTERNATIVE LOAN TRUST 2005-84, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-84, Plaintiff  
vs.

JERRAH M. KING, AN INDIVIDUAL; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO 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.