



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

On the 22nd 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:

A TRACT OF LAND SITUATED IN THE COUNTY OF LINN AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I:

BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTH LINE OF AND 1100.22 FEET SOUTH 89° 24' EAST FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE JOSEPH HARDMAN DONATION LAND CLAIM NO. 46 IN SECTION 27, TOWNSHIP 12 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF LINN AND STATE OF OREGON; THENCE NORTH 15° 39' 30" EAST, (NORTH 16° 15' EAST BY PRIOR DEED) 351.0 FEET; THENCE SOUTH 89° 52' 45" EAST BY COUNTY SURVEY 14729 (SOUTH 89° 24' EAST BY PRIOR DEED) PARALLEL TO THE SOUTH LINE OF SAID DONATION LAND CLAIM 620.32 FEET; THENCE SOUTH 15° 39' 30" WEST, (SOUTH 16° 15' WEST BY PRIOR DEED) 351.0 FEET TO A POINT ON THE SOUTH LINE OF SAID DONATION LAND CLAIM; THENCE NORTH 89° 24' WEST, 620.32 FEET TO A POINT OF BEGINNING.

EXCEPT THEREFROM:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE J.H. HARDMAN DONATION LAND CLAIM NO. 46, IN TOWNSHIP 12 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF LINN AND STATE OF OREGON, SAID POINT BEING THE SOUTHWEST CORNER OF MF 75, PAGE 817, LINN COUNTY DEED RECORDS, SAID POINT ALSO BEING SOUTH 89° 45' 00" EAST, 1,101.54 FEET FROM THE SOUTH-SOUTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 46; THENCE CONTINUING ON SAID SOUTH LINE, SOUTH 89° 45' 00" EAST, 620.26 FEET TO THE EASTERLY LINE AND SOUTHERLY PROJECTION OF THAT PROPERTY DESCRIBED IN MF 75, PAGE 817, LINN COUNTY DEED RECORDS; THENCE ON SAID EASTERLY LINE NORTH 15° 46' 07" EAST, 64.62 FEET TO THE CENTERLINE OF AN EXISTING FENCE; THENCE ON THE CENTERLINE OF SAID FENCE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89° 56' 35" WEST, 124.70 FEET, SOUTH 89° 33' 08" WEST, 108.16 FEET, SOUTH 87° 16' 30" WEST, 94.48 FEET, SOUTH 89° 25' 24" WEST, 270.77 FEET, AND SOUTH 89° 03' 28" WEST, 25.63 FEET TO THE WEST LINE OF SAID MF 75, PAGE 817; THENCE ON SAID WEST LINE AND THE SOUTHERLY PROJECTION SOUTH 15° 37' 07" WEST, 52.82 FEET TO THE POINT OF BEGINNING.

TRACT II:

BEGINNING AT THE NORTHEAST CORNER OF TRACT I, DESCRIBED ABOVE; THENCE NORTH 89° 24' WEST, 20.8 FEET ALONG THE NORTH LINE OF SAID TRACT I; THENCE NORTH 15° 39' 30" EAST BY COUNTY SURVEY 14729 (NORTH 16° 30' EAST BY PRIOR DEED) 450 FEET, MORE OR LESS, TO SOUTHERLY RIGHT-OF-WAY LINE, LINN COUNTY, MARKET ROAD NO.20-B; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE 20.0 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 15° 39' 30" EAST (NORTH 16° 30' EAST BY PRIOR DEED) FROM THE POINT OF BEGINNING OF THIS TRACT II; THENCE SOUTH 15° 39' 30" WEST, 450.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A ROADWAY EASEMENT FOR INGRESS AND EGRESS BEGING 26.0 FEET OF EVEN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTH 89° 52' EAST, 1100.22 FEET AND SOUTH 89° 52' 45" EAST, 620.32 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, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF LINN AND STATE OF OREGON; THENCE NORTH 15° 39' 30" EAST, 828.44 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MARKET ROAD NO. 20-B; THENCE SOUTH 74° 01' 30" EAST ALONG SAID RIGHT-OF-WAY LINE 26.0 FEET; THENCE SOUTH 15° 39' 30" WEST, 820.0 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 46, SAID POINT ALSO BEING SOUTH 89° 52' 45" EAST, 26.0 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89° 52' 45" WEST, 26.00 FEET TO THE POINT OF BEGINNING.

And more commonly known as 31294 Berlin Road, Lebanon, Oregon 97355.

Said sale is made pursuant to a Writ of Execution dated the 5th day of December 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV35987, directed to me in the case of:

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NA.A AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION, ASSET-BACKED CERTIFICATES, SERIES 2005-HE1, Plaintiff
vs.

CHESTER BECKER, JR., ETHEL JEAN SLECHTA, AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, 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.