

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

On June 12, 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:

Commonly known as 31984 FERN RD, PHILOMATH, OR 97370 and described in Exhibit 1 attached hereto.

Sale is made pursuant to a Writ of Execution dated March 12, 2018, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV34448, where PHH MORTGAGE CORPORATION is the Plaintiff, and LOUIS C. CARLSON, 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 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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