

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

On June 19, 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 A 5/8' IRON ROD AT THE NORTHEAST CORNER OF 'LOOKOUT ADDITION NO 2', THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, SOUTH 0° 05' 06" EAST 125.00 FEET TO A F/8" IRON ROD; THENCE LEAVING SAID EAST LINE, SOUTH 89° 56' 43" WEST 64.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 05' 06" WEST 125.07 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 89° 59' 47" EAST 64.00 FEET TO THE POINT OF BEGINNING, ALL IN BENTON COUNTY, OREGON.

The property is commonly known as 1011 Main St, Monroe, OR 97456

Sale is made pursuant to a Writ of Execution dated March 30, 2018, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV45602, where U.S. Bank, NA, as trustee for Lehman ABS Manufactured Housing Contract Senior/Subordinate Asset-Backed Certificate Trust, Series 2001-B is the Plaintiff, and Duane B. Trappen and Julie A. Trappen a/k/a Julie Anne Holst; Oregon Affordable Housing Assistance Corporation; State of Oregon; et al 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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