



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

On the 31st day of May 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:

PARCEL I:

BEGINNING 3 CHAINS EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, AND RUNNING THENCE EAST ON THE SECTION LINE 100 RODS; THENCE SOUTH 240 RODS; THENCE WEST 100 RODS (DISTANCE CHANGE TO 1452 FEET BY JUDGMENT ENTERED JULY 15, 1985 IN CIRCUIT COURT CASE #81-1472); THENCE NORTH 240 RODS (NORTH 1° 54' 37" WEST 3989.09 FEET BY THE CIRCUIT COURT CASE #81-1472) TO THE PLACE OF BEGINNING.

PARCEL II:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 34.00 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, AND RUNNING THENCE NORTH ALONG THE EAST BOUNDARY OF SAID QUARTER SECTION 11.35 CHAINS TO THE SOUTH BOUNDARY OF THE RIGHT-OF-WAY OF THE CORVALLIS AND EASTERN RAILROAD COMPANY; THENCE NORTH 73° 45' WEST ALONG THE SOUTH BOUNDARY LINE OF SAID RIGHT-OF-WAY 20.83 CHAINS TO THE WEST BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 17.18 CHAINS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE EAST 20 CHAINS TO THE POINT OF BEGINNING.

PARCEL III:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 40.00 FEET OF THE EAST 232.00 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY: BEGINNING AT THE NORTHWEST CORNER OF SECTION 29 IN TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON, AND RUNNING THENCE EAST 43 CHAINS; THENCE SOUTH 60 CHAINS; THENCE WEST 23 CHAINS; THENCE NORTH 20 CHAINS; THENCE WEST 20 CHAINS; THENCE NORTH 40 CHAINS TO THE POINT OF BEGINNING.

And more commonly known as 40777 24th Avenue, Lyons, Oregon 97358.

Said sale is made pursuant to a Writ of Execution dated the 9th day of April 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV41731, directed to me in the case of:

U.S. BANK NATIONAL ASSOCIATION, Plaintiff

vs.

TOMMIE J. GRANGER; U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION; UNITED STATES OF AMERICA; NEHEMIAHS MINISTRIES; RON NILY; DEBI W. TAYLOR; SILVER MOUNTAIN FARMS LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 40777 24TH AVE., LYONS, OR 97358, 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.