

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

On March 21, 2019, 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:

Attached as Exhibit 1

The property is commonly known as 217 NE Rennie Place, Corvallis, OR 97330

Sale is made pursuant to a Writ of Execution dated November 14, 2018, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 1310007, where U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED CERTIFICATES, SERIES 2006-AC5, THROUGH ITS LOAN SERVICING AGENT JPMORGAN CHASE BANK, N.A. is the Plaintiff, and MICHELLE A. SCHONING; RAPID FUNDING GROUP; JANET RUGG; FORD MOTOR CREDIT COMPANY LLC; UNITED STATES OF AMERICA (INTERNAL REVENUE SERVICE); DAVID A. HILGEMANN; DISCOVER BANK; DOROTHY H. OCKERT; CAPITAL ONE BANK; SELCO COMMUNITY CREDIT UNION; OCCUPANTS OF 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

Published in the Corvallis Gazette Times Newspaper and Oregon State Sheriff's Association website <http://oregonsheriffssales.org/county/benton/> beginning January 29, 2019.

Exhibit 1

BEGINNING AT A PIPE ON THE NORTH LINE OF A 24 FOOT ROAD 764.63 FEET SOUTH AND 777.6 FEET EAST OF THE SOUTHWEST CORNER OF THE JOHN STEWARD DONATION LAND CLAIM NO. 49, TOWNSHIP 11 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF BENTON AND STATE OF OREGON; AND RUNNING THENCE NORTH 70 DEGREES 30' WEST ALONG SAID LINE 50 FEET TO A PIPE; THENCE NORTH 32 DEGREES EAST, 100.00 FEET TO A PIPE; THENCE SOUTH 70 DEGREES 30' EAST, 50 FEET TO A PIPE; THENCE SOUTH 32 DEGREES WEST, 100.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORVALLIS BY INSTRUMENT RECORDED JANUARY 23, 1981, AS M-25175-81, MICROFILM RECORDS BY BENTON COUNTY, OREGON.

Exhibit 1