



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

On the 16th day of May 2019, 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:

BEGINNING AT A POINT WHICH IS NORTH 00°42'30" EAST 1479.78 FEET AND SOUTH 89°59'40" EAST 20 FEET FROM THE SOUTHWEST CORNER OF SECTION 8 IN TOWNSHIP 12 SOUTH AND RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; AN RUNNING THENCE NORTH 53°36'10" EAST A DISTANCE OF 623.62 FEET; THENCE NORTH 08°42'00" EAST 153.03 FEET; THENCE NORTH 38°28'15" WEST 53.02 FEET; THENCE NORTH 00°35'45" EAST 458.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 724; THENCE NORTH 54°33'15" EAST 30.00 FEET; THENCE SOUTH 21°19'00" EAST 282.04 FEET; THENCE SOUTH 18°02'20" WEST 224.83 FEET; THENCE SOUTH 89°59'40" EAST 140.18 FEET; THENCE SOUTH 00°01'45" WEST 345.00 FEET; THENCE SOUTH 32°38'10" EAST 85.38 FEET; THENCE SOUTH 17°43'20" WEST 151.64 FEET; THENCE NORTH 89°59'40" WEST 694.10 FEET TO THE TRUE PLACE OF BEGINNING.

And more commonly known as 38970 Golden Valley Drive, Lebanon, Oregon 97355.

Said sale is made pursuant to a Writ of Execution dated the 6th day of March 2019, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV55608, directed to me in the case of:

NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff

vs.

ROBERT D. TAYLOR, AKA ROBERT DUANE TAYLOR; VALARIE K. TAYLOR; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC; GB MORTGAGE, LLC; OCCUPANTS OF THE PROPERTY, 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.

Jim Yon, 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.