

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

On May 23, 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:

BEGINNING AT A 5/8 INCH IRON ROD WHICH IS 26.121 CHAINS NORTH ALONG THE EAST LINE OF AND 839.92 FEET NORTH 89°55 ½' WEST PARALLEL TO THE SOUTH LINE OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, AND RUNNING THENCE NORTH 89°50' WEST 210.73 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 90.75 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°50' EAST 210.73 FEET TO A ¾ INCH IRON ROD; THENCE SOUTH 90.75 FEET TO THE POINT OF BEGINNING, IN THE COUNTY OF BENTON, STATE OF OREGON.

APN: 10435DA/00900

The property is commonly known as 1512 Pulver Ln., NW, Albany, OR 97321

Sale is made pursuant to a Writ of Execution dated December 10, 2018, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV50331, where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2004-AB1, A CORPORATION is the Plaintiff, and THE UNKNOWN HEIRS OF EARL L. JORGENSEN, an individual; ERIN JORGENSEN, an individual; HOUSEHOLD FINANCE CORPORATION II, a Foreign Business Corporation; ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED AS 1512 PULVER LN NW, ALBANY, OREGON 97321 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