

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

On May 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:

BEGINNING AT A POINT .606 CHAINS WEST OF A STONE THE NORTHEAST CORNER OF THE JACOB HAMMER DONATION LAND CLAIM NO. 48, TOWNSHIP 14 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON AND RUNNING THENCE SOUTH 89° 58' WEST 21.057 CHAINS TO A 1/2" PIPE; THENCE SOUTH 11' EAST 18.463 CHAINS TO A 1/2" PIPE ON THE SOUTH SIDE OF THE P.E. & E.R.R. RIGHT OF WAY; THENCE NORTH 89° 46' WEST 31.963 CHAINS MORE OR LESS ALONG THE SOUTH LINE OF SAID RIGHT OF WAY TO A 1/2" PIPE WHICH IS THE NORTHEAST CORNER OF A 2 ACRE TRACT OF LAND DEEDED TO LILLIAM R. BAILEY, AUGUST 14, 1915 AND RECORDED IN BOOK 64 AT PAGE 378, DEED RECORDS FOR BENTON COUNTY, OREGON; THENCE SOUTH 8' EAST 4.615 CHAINS TO A 1/2" PIPE IN THE CENTER OF COUNTY ROAD; THENCE SOUTH 75° 34' EAST ALONG THE CENTER OF SAID ROAD AND THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO I.P. MILLER LUMBER, INC. BY DEED RECORDED IN BOOK 186, PAGE 202, DEED RECORDS, 9.031 CHAINS; THENCE CONTINUING ALONG THE CENTER OF SAID ROAD AND THE NORTH LINE OF SAID I.P. MILLER LUMBER INC. TRACT, .891 CHAINS TO A 1/2" PIPE; THENCE SOUTH 62° 56' EAST ALONG THE CENTER OF SAID ROAD AND THE NORTH LINE OF SAID I.P. MILLER LUMBER, INC. TRACT, 16.46 CHAINS TO A 1/2" PIPE; THENCE SOUTH 87° 05' EAST ALONG THE CENTER OF SAID ROAD AND THE NORTH LINE OF SAID I.P. MILLER LUMBER, INC. TRACT AND THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO J. ERTIS LARKIN BY DEED RECORDED IN BOOK 173, PAGE 583, DEED RECORDS, 29.506 CHAINS TO A 1/2" PIPE IN THE EAST LINE OF SAID CLAIM; THENCE NORTH 0° 10' WEST, 34.352 CHAINS TO THE POINT OF BEGINNING. EXCEPTING THEREFROM A CERTAIN 50 FOOT RIGHT OF WAY HERETOFORE DEEDED TO THE CORVALLIS AND ALSEA RIVER RAILROAD COMPANY (NOW P.E. & E. RAILROAD COMPANY.) ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO GUY F. STANDIFER AND STEPHANIE D. STANDIFER IN DEED RECORDED OCTOBER 25, 1989, AS M-116745-89, MICROFILM RECORDS FOR BENTON COUNTY, OREGON. ALSO SAVE AND EXCEPT THAT PORTION LYING SOUTHERLY OF THE RAILROAD. APN: 190730.

The property is commonly known as 24704 Alpine Road, Monroe, OR 97456.

Sale is made pursuant to a Writ of Execution dated November 30, 2018, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 18CV23396, where WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST is the Plaintiff, and DOUGLAS A. LEWIS, an individual; STATE OF OREGON; COLLECTION SERVICES, INC.; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 24704 Alpine Road, Monroe, OR 97456 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 April 3, 2019.