



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

On the 30th 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:

LOT 12, MILLVIEW ACRES, LINN COUNTY, OREGON.

And more commonly known as 33536 Millview Way, Lebanon, Oregon 97355.

Said sale is made pursuant to a Writ of Execution dated the 5th day of March 2019, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV51661, directed to me in the case of:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-35CB),  
Plaintiff

vs.

TAMARA KINGSBERRY-BRANT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS  
NOMINEE FOR COUNTRYWIDE BANK, N.A. NATIONAL ASSOCIATION; COUNTRYWIDE BANK, N.A.  
NATIONAL ASSOCIATION; SPECIALIZED LOAN SERVICING, LLC; WELLS FARGO BANK, N.A., A  
NATIONAL BANKING ASSOCIATION; CITIBANK (USA) N.A.; AND ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY  
KNOWN AS 33536 MILLVIEW WAY, LEBANON, OR 97355, 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.