

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

On June 6, 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:

Described as attached in Exhibit 1

The property is commonly known as 34395 Iris Circle, Philomath, OR 97370

Sale is made pursuant to a Writ of Execution dated April 5, 2019, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV37593, where REVERSE MORTGAGE FUNDING, LLC is the Plaintiff, and UNKNOWN HEIRS OF THEODORE HOLMES; UNITED STATES OF AMERICA; STATE OF OREGON; OREGON DEPARTMENT OF STATE LANDS; AND OCCUPANTS OF THE 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 April 23, 2019.

Parcel I:

Lot 5, Block 2, MARY'S RIVER ESTATES FIRST ADDITION, in the County of Benton and State of Oregon.

EXCEPT:

Beginning at a point which is approximately 280 feet South $08^{\circ} 05' 11''$ East and 125.0 feet North $81^{\circ} 54' 11''$ East of the Northwest corner of Lot 5, Block 2, FIRST ADDITION TO MARY'S RIVER ESTATE, said point being 300.0 feet from the Southerly line of Lot 5; thence North $08^{\circ} 05' 11''$ West approximately 280 feet to the North line of Lot 5 which line is the South edge of the dedicated public road; thence 200.0 feet to a point, said point being 325.0 feet from the West line of Lot 5; thence South $08^{\circ} 05' 11''$ East parallel with and 325.0 feet from the West line of Lot 5, a distance of approximately 170 feet to a point which is 300.00 feet from the South line of Lot 5; thence South $01^{\circ} 00' 11''$ West along a line parallel with and 300.0 feet from the South line of Lot 5 approximately 210.0 feet to the point of beginning.

Parcel II:

Beginning at a point which is approximately 200 feet South $08^{\circ} 05' 11''$ East and 125.0 feet North $81^{\circ} 54' 11''$ East of the Northwest corner of Lot 5, Block 2, FIRST ADDITION TO MARY'S RIVER ESTATES, said point being 300.0 feet from the Southerly line of Lot 4; thence North $08^{\circ} 05' 11''$ West approximately 280 feet to the North line of Lot 5 which line is the South edge of the dedicated public road; thence Northeasterly along the South line of the public road approximately 200.0 feet to a point, said point being 325.0 feet from the West line of Lot 5; thence South $08^{\circ} 05' 11''$ East parallel with and 325.00 feet from the West line of Lot 5, a distance of approximately 170 feet to a point which is 300.0 feet from the South line of Lot 5; thence South $61^{\circ} 00' 11''$ West along a line parallel with and 300.0 feet from the South line of Lot 5 approximately 210.0 feet to the point of beginning.