



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

On the 27th day of June 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 THE SOUTHEAST CORNER OF SECTION 30, IN TOWNSHIP 11 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; AND RUNNING THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 568.7 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO MATT N. SCHULD, ET UX, AND DESCRIBED AS THE EAST PARCEL IN SECTION 30 IN DEED RECORDED IN LINN COUNTY MICROFILM RECORDS VOLUME 187, PAGES 846 AND 847; THENCE NORTH 160 FEET, MORE OR LESS, TO THE CENTERLINE OF THE COUNTY ROAD; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, 71 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 30; THENCE SOUTHERLY, ALONG SAID EAST LINE, 590 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

And more commonly known as 42104 Clark Smith Drive, Lebanon, Oregon 97355.

Said sale is made pursuant to a Writ of Execution dated the 12th day of April 2019, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 18CV44902, directed to me in the case of:

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff

vs.

THE ESTATE OF ROY R. WITHERSPOON; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNEES OF ROY R. WITHERSPOON; MARK WITHERSPOON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LEIN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 42104 CLARK SMITH DRIVE, LEBANON, OREGON 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.