



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 A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF CAUGHN LANE, SAID ROD BEING SOUTH 2° 10' 43" EAST 1337.10 FEET (SOUTH 1° 58' EAST 1337.49 FEET BY PRIOR RECORD) AND SOUTH 89° 11' 33" WEST 658.45 FEET (SOUTH 89° 14' 45" WEST 659.21 FEET BY PRIOR RECORD) FROM THE EAST – SOUTHEAST CORNER OF THE DAVID WATKINS DONATION LAND CLAIM NO. 67 IN THE NORTHWEST QUARTER OF SECTION 22 IN TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; THENCE NORTH 58° 59' 38" WEST 732.40 FEET (NORTH 59° 00' WEST 732.31 FEET BY PRIOR RECORD) ALONG SAID RIGHT OF WAY LINE OF STOLZ HILL ROAD; THENCE NORTH 20° 57' EAST 799.90 FEET; MORE OR LESS, TO THE CENTERLINE OF OAK CREEK; THENCE UPSTREAM ALONG SAID CENTERLINE SOUTH 34° 35' 49" EAST 208.16 FEET; THENCE SOUTH 24° 41' 01" EAST 470.11 FEET; THENCE SOUTH 35° 22' 21" EAST 249.18 FEET; THENCE SOUTH 23° 35' 52" EAST 348.11 FEET TO A POINT NORTH 89° 11' 33" EAST 265.40 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 89° 11' 33" WEST 111.91 FEET TO A STONE MARKED "CS"; THENCE CONTINUING SOUTH 89° 11' 33" WEST 144.49 FEET (SOUTH 89° 14' 45" WEST 144.60 FEET BY PRIOR RECORD) TO THE POINT OF BEGINNING.

And more commonly known as 1185 Vaughn Lane, Lebanon, Oregon 97355.

Said sale is made pursuant to a Writ of Execution dated the 30th day of April 2019, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 18CV45482, directed to me in the case of:

LAKEVIEW LOAN SERVICING, LLC, Plaintiff

vs.

DALE A. CHARTRAW; JANE E. CHARTRAW; NORTHWEST INVESTORS LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1185 VAUGHN LN, 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.