

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

On October 17, 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:

Commonly known as 413 S 17TH ST, PHILOMATH, OR 97370 and described in Exhibit "1" attached hereto.

Sale is made pursuant to a Writ of Execution dated August 7, 2019, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV07442, where BANK OF AMERICA, N.A. is the Plaintiff, and JAMES C. REICHHUBER, an individual; JOLEANE M. REICHHUBER, an individual; OSU FEDERAL CREDIT UNION, a federal credit union; RONALD E. HARTZ AND BARBARA J. HARTZ, individuals; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, a government entity; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property is the Defendant(s).

NOTICE TO DEBTOR

You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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 August 27, 2019.

Exhibit “1”

LOT 2, BLOCK 8, ROSE PARK SUBDIVISION OF FARM LOTS 3 AND 4 IN BROWNS ADDITION TO THE CITY OF PHILOMATH, BENTON COUNTY, OREGON.