

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

On December 14, 2021, 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:

Lot 210, BENTON WOODS PHASE III, in the City of Albany, Benton County, Oregon (Plat Volume 11, Page 28).

The property is commonly known as 2867 San Pedro Avenue NW, Albany, OR 97321.

Sale is made pursuant to a Writ of Execution dated October 7, 2021, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 21CV26703, where BENTON WOODS HOMEOWNERS ASSOCIATION, an Oregon nonprofit corporation is the Plaintiff, and JOHN JOSEPH FORD, an individual, CANDICE DECKER, an individual, ABIGAIL ROSE GRIMPS, an individual, and SELCO COMMUNITY CREDIT UNION, an Oregon State Chartered Credit Union 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.

Jef Van Arsdall, Sheriff
Benton County, Oregon

By: Dean Barnes
Benton County Sheriff's Office

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