

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

On December 1, 2022, at 10:00 a.m., inside the main entrance of the Benton County Courthouse, 120 NW 4th St, Corvallis, OR 97330, 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:

Beginning at a 5/8 inch iron rod on the East line 6.854 chains North 0°10' East of the Southeast corner of Arnold Fuller Donation Land Claim No. 38, Township 11 South, Range 5 West of the Willamette Meridian, which rod is the Northeast corner of land described in deed recorded in Book 54, Page 96, Deed Records of said County; thence North 0°10' East along said line 6.145 chains to a 3/4 inch pipe; thence North 89°50' West at right angles to said claim line 1.614 chains to a 3/4 inch pipe on the East line of the Southern Pacific Company's Railroad right-of-way; thence South 8°49' West along the East line of said right-of-way, 5.594 chains to a 3/4 inch pipe over a 1 1/2 inch pipe, the Northwest corner of said land; thence South 75°45' East 2.532 chains to the place of beginning.

The property is commonly known as 5940 NE Elliott Circle, Corvallis, OR 97330

Sale is made pursuant to an Amended Writ of Execution dated September 26, 2022, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 22CV11271, where FIRST TECHNOLOGY FEDERAL CREDIT UNION is the Plaintiff, and SHARON L. FIPPS; ALL OCCUPANTS; and ALL UNKNOWN HEIRS, PERSONS OR PARTIES UNKNOWN CLAIMING AN INTEREST IN 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.

Jef Van Arsdall, Sheriff  
Benton County, Oregon

By: Dean Barnes  
Benton County Sheriff's Office

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