

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

On December 17, 2024, 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 3/4 INCH PIPE ON THE NORTH LINE AND 24.31 CHAINS NORTH 89°59' WEST OF THE NORTHEAST CORNER OF JACOB HAMMER DONATION LAND CLAIM NO. 48, TOWNSHIP 14 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN; AND RUNNING THENCE NORTH 0°23' WEST, 18.115 CHAINS TO A 3/4 INCH PIPE; THENCE NORTH 89°52' EAST, 5.968 CHAINS TO A 3/4 INCH PIPE; THENCE SOUTH 0°23' EAST, 18.129 CHAINS TO A 3/4 INCH PIPE ON THE NORTH LINE OF SAID CLAIM NO. 48; THENCE NORTH 89°59' WEST, 5.968 CHAINS TO THE POINT OF BEGINNING, ALL IN THE COUNTY OF BENTON AND STATE OF OREGON. EXCEPT THE FOLLOWING: BEGINNING AT A 3/4 INCH PIPE ON THE NORTH LINE AND 24.31 CHAINS NORTH 89°59' WEST OF THE NORTHEAST CORNER OF JACOB HAMMER DONATION LAND CLAIM NO. 48; TOWNSHIP 14 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; AND RUNNING THENCE NORTH 0°23' WEST, 18.115 CHAINS TO A 3/4 INCH PIPE, THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 89°52' EAST, 5.968 CHAINS TO A 3/4 INCH PIPE; THENCE SOUTH 0°23' EAST, 18.129 CHAINS TO A 3/4 INCH PIPE ON THE NORTH LINE OF SAID CLAIM NO. 48, THENCE NORTH 89°59' WEST, 30 FEET; THENCE NORTH 0°23' WEST, 643.55 FEET; THENCE NORTH 89°59' WEST, 363.88 FEET; THENCE NORTH 0°23' WEST, 552.96 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as 24591 Alpine Road, Monroe, OR 97456

Sale is made pursuant to a Writ of Execution dated September 13, 2024, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 23CV13594, where CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS AND DEVISEES OF DALE E. STONE, SR; UNKNOWN HEIRS AND DEVISEES OF CAROLYN A. STONE; CYNTHIA L. WILLIAMS; UNKNOWN HEIRS AND DEVISEES OF DUANE STONE; DALE STONE, JR.; DWIGHT WILLIAMS AKA SCOTT WILLIAMS; JAY C. WILLIAMS; CORVALLIS MANOR NURSING AND REHABILITATION; RAY KLEIN, INC.; STATE OF OREGON, DEPARTMENTS OF JUSTICE AND HUMAN SERVICES; PARTIES IN POSSESSION 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