



NOTICE OF SHERIFF'S SALE OF REAL PROPERTY ON WRIT OF EXECUTION

On the 26th day of October 2017, 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:

THE LAND REFERRED TO HEREING BELOW IS SITUATED IN THE COUNTY OF LINN, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PARCEL OF LAND IN THE CITY OF SWEET HOME, IN LINN COUNTY, STATE OF OREGON, ID# 135 01W 23 02301, BEING KNOWN AND DESIGNATED AS: BEGINNING AT A POINT WHICH IS NORTH 1° 41' EAST, 417.70 FEET FROM A 1/2" IRON ROD ON THE SOUTH LINE OF AND SOUTH 88° 36' EAST, 682.70 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23 SOUTH, RANGE 1, TOWNSHIP 13 SOUTH, WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; AND RUNNING THENCE SOUTH 73° 26' EAST, 152.91 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 62° 46' EAST, 172.94 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SOUTH SANTIAM HIGHWAY; THENCE NORTH 33° 48' WEST ALONG SAID RIGHT OF WAY, 515.37 FEET TO A POINT NORTH 1° 41' EAST OF THE PLACE OF BEGINNING; THENCE SOUTH 1° 41' WEST 464.00 FEET TO THE PLACE OF BEGINNING. EXCEPTING THAT TRACT ON THE NORTH CONVEYED TO VERN C. KNOPE AND WIFE BY DEED RECORDED AUGUST 21, 1950 IN DEED BOOK 216, PAGE 583, AND SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE USE OF THE EXISTING COUNTY ROAD. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION BY DEED RECORDED.

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 1° 41' EAST 417.70 FEET FROM A 1-1/2" IRON ROD ON THE SOUTH LINE OF AND SOUTH 88° 36' EAST 682.70 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; RUNNING THENCE SOUTH 73° 26' EAST 152.91 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 16° 34' WEST 45.00 FEET; THENCE NORTH 73° 26' WEST 140.95 FEET; THENCE NORTH 1° 41' 46.56 FEET TO THE POINT OF BEGINNING.

APN No.275004

And more commonly known as 28271 Harmony Road, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 22nd day of August 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 16CV33300, directed to me in the case of:

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff

vs.

GARY D. BROWN; ANN M. BROWN; QUICK COLLECT, INC.; OCCUPANTS OF THE PROPERTY, 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.

Bruce W. Riley, 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.