



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

On the 17th 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:

THAT CERTAIN REAL PROPERTY, WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANY WAY APPERTAINING, SITUATED IN LINN COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE C.C.C. ROAD THROUGH THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON, SAID POINT ALSO BEING 1450 FEET ALONG SAID RIGHT OF WAY LINE IN A NORTHEASTLY DIRECTION FROM IT'S INTERSECTION WITH THE WEST LINE OF AFOREMENTIONED NORTHEAST 1/4; THENCE NORTH 30 DEG WEST TO THE CENTERLINE OF THE MAIN CHANNEL OF ROARING RIVER; THENCE ALONG SAID CENTER LINE IN A NORTHEASTERLY DIRECTION TO THE MOSTWESTERLY CORNER OF THAT PARCEL CONTRACTED TO ROBERT AND DONNA L. SCHUERMYER BY MEMORANDUM OF CONTRACT DATED MARCH 31, 1975; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED C.C.C. ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

ALSO THE RIGHT TO USE WITH OTHERS, ALL THE AFOREMENTIONED C.C.C. ROAD.

And more commonly known as 36022 Tree Farm Road, Scio, Oregon 97374.

Said sale is made pursuant to a Writ of Execution dated the 3rd day of August 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 15CV13434, directed to me in the case of:

NATIONSTAR MORTGAGE LLC, its successors in interest and/or assigns, Plaintiff

vs.

LAWRENCE G MCDONALD AKA LAWRENCE GENE MCDONALD; BARBARA KAY DAVIS-FOSTER AKA BARBARA KAY MCDONALD AKA BARBARA K MCDONALD; UNITED STATE OF AMERICA; GREEN & SON'S AGENCY, INC. DBA OUTSOURCE RECEIVABLES MANAGEMENT, INC.; AND OCCUPANTS OF THE PREMISES, 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.