



**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:

THE EAST 208.75 FEET OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON.

EXCEPTING AND RESERVING THEREFROM THE EXISTING ROADWAY OF 20 FEET IN WIDTH FRONTING FROM THE COUNTY ROAD TO THE PROPERTY OF W. ARTHUR BATES ET UX, AS SET FORTH IN DEED RECORDED IN BOOK 321, PAGE 808, DEED RECORDS, LINN COUNTY, OREGON.

And more commonly known as 40694 McDowell Creek Drive, Lebanon, Oregon 97355.

Said sale is made pursuant to a Writ of Execution dated the 12th day of May 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 15CV18972, directed to me in the case of:

U.S. BANK NATIONAL ASSOCIATION, Plaintiff

vs.

THE ESTATE OF JOHN E. WILKINS, JR., DECEASED; UNKNOWN HEIRS AND DEVISEES OF JOHN E. WILKINS, JR., DECEASED, AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, 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.