



**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:

LOT 3, BLOCK 1, SHOCKLEY ADDITION TO SWEET HOME, IN THE CITY OF SWEET HOME, LINN COUNTY, OREGON.

And more commonly known as 3538 Juniper Street, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 7th day of July 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV06105, directed to me in the case of:

UMPQUA BANK, Plaintiff

vs.

DOE 1 and DOE 2, being the occupants of or parties in possession or claiming any right to possession of the Real Property commonly known as 3538 Juniper Street, Sweet Home, OR 97386; DOE 3 and DOE 4, being the unknown heirs and devisees of David S. Wamsley and also all other persons or parties unknown claiming any right, title, lien, or interest in the property described in the Complaint hereing; DAVID S. WAMSLEY II; FONDA MARSHALL; GAY ANN WOOD; WILLARD WOOD; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION UNIT; and OREGON DEATH AUTHORITY, 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.