



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

On the 30th day of November 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:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHERLY-NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT 2005-75, IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; THENCE SOUTH 0° 51' 12" WEST 200.02 FEET TO A 5/8" IRON ROD; THENCE SOUTH 66° 54' 09" EAST, 191.18 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 906; THENCE NORTH 4° 00' 53" WEST, 40.00 FEET TO A 1/2" IRON ROD; THENCE ALONG A 139.59 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD BEARS NORTH 2° 46' 00" EAST, 32.44 FEET: AN ARC DISTANCE OF 32.51 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89° 06' 58" EAST 25.36 FEET; THENCE NORTH 0° 51' 02" EAST, 200 FEET BY PRIOR DEED TO A 5/8" IRON ROD; THENCE NORTH 89° 08' 58" WEST 200 FEET BY PRIOR DEED TO THE POINT OF BEGINNING. BUT EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD #906.

And more commonly known as 28124 Ridgeway Road, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 2nd day of October 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 16CV36064, directed to me in the case of:

NATIONSTAR MORTGAGE LLC, Plaintiff

vs.

TAMMY L. HEABERLIN; GARY HEABERLIN; UNITED STATES OF AMERICA; MERCHANTS ACCEPTANCE CORPORATION; CREDITORS COLLECTION SERVICE, INC.; PARTIES IN POSSESSION, 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.