



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

On the 9th 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 POINT WHICH IS 133.32 FEET WEST OF THE NORTHEAST CORNER OF TRACT NO. 1, PARK ADDITION, IN THE CITY OF SWEET HOME, LINN COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDED OF CONVEYANCES FOR LINN COUNTY, OREGON; AND RUNNING THENCE SOUTH 100 FEET; THENCE EAST 66.66 FEET; THENCE NORTH 130 FEET; THENCE WEST 66.66 FEET; THENCE SOUTH 30 FEET TO THE PLACE OF BEGINNING.

And more commonly known as 960 Poplar Street, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 3rd day of May 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 16CV04939, directed to me in the case of:

U.S. BANK NATIONAL ASSOCIATION, Plaintiff

vs.

LUCIA A. HOGAN, HEIR OF THE ESTATE OF JOHN P. BRENNAN; UNKNOWN PARTIES IN POSSESSION OR CLAIMING A RIGHT TO 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.