



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

On the 14th day of December 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 3/8" ROD ON THE EAST LINE OF AND 73.70 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 16 OF CITY VIEW ADDITION TO ALBANY, LINN COUNTY, OREGON, AND RUNNING THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID BLOCK, 118.10 FEET TO A 3/8" IN ROD ON THE WEST LINE OF SAID BLOCK; THENCE NORTHERLY ALONG THE EAST LINE OF BROADWAY, 66.62 FEET TO A 3/8" ROD IN THE CENTER LINE OF ELEVENTH STREET EXTENDED WEST; THENCE EASTERLY ALONG THE CENTER LINE OF ELEVENTH STREET EXTENDED WEST A DISTANCE OF 108.17 FEET TO A 3/8" IN ROD; THENCE SOUTHERLY 66 FEET TO THE PLACE OF BEGINNING.

And more commonly known as 1105 Broadway Street Southwest, Albany, Oregon 97321.

Said sale is made pursuant to a Writ of Execution dated the 19th day of October 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV11379, directed to me in the case of:

MATRIX FINANCIAL SERVICES CORPORATION, Plaintiff

vs.

DARREN R. SUTHERLIN; SHANNON SUTHERLIN AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1105 BROADWAY ST SW, ALBANY, OR 97321, 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.