



**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:

THE ESTATE OF BARBARA H. NICHOLSON; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF BARBARA H. NICHOLSON; TIM NICHOLSON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FIRST SELECT INC.; CHICAGO TITLE COMPANY OF OREGON; CHICAGO TITLE INSURANCE CO.; STATE OF OREGON; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 560 9TH AVENUE, SWEET HOME, OR 97386

Said sale is made pursuant to a Writ of Execution dated the 17th day of October 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 16CV42687, directed to me in the case of:

WELLS FARGO BANK, N.A., Plaintiff

vs.

THE ESTATE OF BARBARA H. NICHOLSON; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF BARBARA H. NICHOLSON; TIM NICHOLSON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FIRST SELECT INC.; CHICAGO TITLE COMPANY OF OREGON; CHICAGO TITLE INSURANCE CO.; STATE OF OREGON; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 560 9TH AVENUE, SWEET HOME, OR 97386, 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.