



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

On the 8th day of February 2018, 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:

TRACTS 17, 18, & 19, EAST MORELAND TRACTS, LINN COUNTY, OREGON.

APN/PARCEL # 263091

And more commonly known as 3805 Long Street, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 11th day of December 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV29554, directed to me in the case of:

NATIONSTAR MORTGAGE LLC, Plaintiff

vs.

JOANNA PICKLE; OSU FEDERAL CREDIT UNION; LINN COUNTY FEDERAL CREDIT UNION; TYANNE PICKLE; STATE OF OREGON; OREGON CREDIT & COLLECTION BUREAU, INC.; BONNEVILLE BILLING & COLLECTIONS, INC.; OCCUPANTS OF THE PROPERTY, 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.