



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

On the 8th day of March 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:

PART OF BLOCK 15, PUTMAN ADDITION TO SWEET HOME, IN THE COUNTY OF LINN AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE NORTH LINE OF "D" STREET, SAID PIPE BEING NORTH 89° 37' EAST, 130.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 12, SUPPLEMENTAL PLAT TO PUTMAN ADDITION TO SWEET HOME, IN THE COUNTY OF LINN AND STATE OF OREGON, IN SECTION 31, TOWNSHIP 13 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN; RUNNING THENCE NORTH 89° 37' EAST, 114.00 FEET TO THE WEST LINE OF 10TH AVENUE; THENCE NORTH 0° 39' WEST, ALONG THE SAID WEST LINE, 110.75 FEET TO AN IRON PIPE; THENCE SOUTH 89° 37' WEST, 114.00 FEET TO AN IRON PIPE; THENCE SOUTH 0° 39' EAST, 110.75 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.

And more commonly known as 438 10th Avenue, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 4th day of October 2017, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 16CV28206, directed to me in the case of:

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), Plaintiff

vs.

MATTHEW L. MINGO; SHANNON MINGO; CENTRAL WILLAMETTE COMMUNITY CREDIT UNION; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 438 10TH AVE, SWEET HOME, OREGON 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.