



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

On the 22nd 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:

BEGINNING AT AN IRON ROD ON THE EAST LINE OF COUNTY ROAD NO. 924; SAID ROD BEING NORTH 89° 52' EAST, 178.30 FEET AND NORTH 0° 35' EAST 612.46 FEET AND NORTH 89° 52' EAST 25.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; RUNNING THENCE NORTH 0° 35' EAST, ALONG THE EAST LINE OF SAID COUNTY ROAD, 165.22 FEET; THENCE NORTH 89° 52' EAST 263.65 FEET TO AN IRON ROD; THENCE SOUTH 0° 35' WEST 165.22 FEET TO AN IRON ROD; THENCE SOUTH 89° 52' WEST 263.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT TO TAKE WATER FROM THE WELL AND PIPE IT TO AND USE WATER ON THE ABOVE DESCRIBED PREMISES, FROM, UPON, ACROSS AND WITHIN THE ADJOINING REAL PROPERTY IN LINN COUNTY, OREGON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS NORTH 89° 52' EAST 178.30 FEET, NORTH 0° 35' EAST, 447.24 FEET, NORTH 89° 52' EAST 288.65 FEET AND NORTH 0° 25' EAST 92.22 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; RUNNING THENCE SOUTH 89° 52' WEST 29.00 FEET; THENCE NORTH 0° 35' EAST 10.00 FEET; THENCE NORTH 89° 52' EAST 24.00 FEET; THENCE NORTH 0° 35' EAST TO THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PREMISES; THENCE NORTH 89° 51' EAST 5.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PREMISES; THENCE SOUTH 0° 35' WEST TO THE POINT OF BEGINNING.

And more commonly known as 27655 Riggs Hill Road, Foster, Oregon 97345.

Said sale is made pursuant to a Writ of Execution dated the 16th day of January 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV26997, directed to me in the case of:

NATIONSTAR MORTGAGE LLC, Plaintiff

vs.

LISA D. ABNEY; TIMOTHY ABNEY; UNKNOWN HEIRS OF DIXIE L. ABNEY; PARTIES IN 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.