



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

On the 29th 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 THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF LINN AND STATE OF OREGON; THENCE NORTH 0° 12' 35" WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 794.16 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 88° 26' 15" WEST, 1320.80 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 79° 49' WEST, 1312.40 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 79° 49' WEST, 16.75 FEET; THENCE SOUTH 0° 04' 35" EAST, 337.33 FEET TO THE NORTH LINE OF THE DAVID CLAYPOOL DONATION LAND CLAIM NO. 48; THENCE SOUTH 63° 28' EAST ALONG SAID NORTH LINE 1464.5 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89° 55' 45" EAST, 930.72 FEET TO A POINT 390 FEET NORTH 89° 55' 45" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 35 FEET; THENCE SOUTH 89° 55' 45" EAST, 390 FEET TO THE SAID EAST LINE; THENCE NORTH ALONG THE EAST LINE 35 FEET TO THE POINT OF BEGINNING/. EXCEPT THAT PORTION IS COAKLEY ROAD.

And more commonly known as 33855 Coakley Road, Lebanon, Oregon 97355.

Said sale is made pursuant to a Writ of Execution dated the 19th day of January 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV35153, directed to me in the case of:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff

vs.

EDWARD R. DAVIDSON; CAROL L. DAVIDSON; FLAGSTAR BANK, FBS; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 33855 COAKLEY ROAD, LEBANON, OR 97355, 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.