



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

On the 3rd day of May 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 300 FEET EAST AND 20 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SWEET HOME, LINN COUNTY, OREGON; AND RUNNING THENCE EAST 100 FEET; THENCE SOUTH 100 FEET; THENCE WEST 100 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 5.00 FOOT EVEN WIDTH STRIP OF REAL PROPERTY LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF SWEET HOME, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 83° 17' 54" EAST, 171.89 FEET AND SOUTH 0° 30' 00" EAST, 20 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF SWEET HOME, LINN COUNTY, OREGON; RUNNING THENCE SOUTH 0° 30' 00" EAST, 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 58' 00" EAST, 100 FEET; THENCE SOUTH 0° 30' 00" EAST, 5.00 FEET; THENCE NORTH 89° 58' 00" WEST, 100.00 FEET; THENCE NORTH 0° 30' 00" WEST, 5.00 FEET TO THE TRUE POINT OF BEGINNING.

APN/Parcel #: 295283

And more commonly known as 2205 Cedar Street, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 27th day of February 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV21548, directed to me in the case of:

OCWEN LOAN SERVICING, LLC, Plaintiff

vs.

DAVID J. DUNCAN; 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.