



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

On the 12th day of July 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:

THE ASSESSOR'S PARCEL NUMBER (PROPERTY TAX ID#) FOR THE REAL PROPERTY IS 13S-01E31CB 6301.

LOT 9 AND THE WEST 38.0 FEET OF EVEN WIDTH OF LOT 10, BLOCK 3, HILLCREST ADDITION, IN THE CITY OF SWEET HOME, COUNTY OF LINN AND THE STATE OF OREGON.

And more commonly known as 470 Juniper Street, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 15th day of May 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV21429, directed to me in the case of:

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CRMSI REMIC SERIES 2006-02 - REMIC PASS-THROUGH CERTIFICATES SERIES 2006-02, Plaintiff

vs.

JAMES M. SEWARD; APRIL E. SEWARD FKA APRIL E. WILLIAMS; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 470 JUNIPER ST, SWEET HOME, OR 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.