



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

On the 5th 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:

BEGINNING AT A ONE-HALF INCH IRON PIPE WHICH IS NORTH 89° 47' EAST 212.30 FEET AND SOUTH 00° 04' WEST 30.00 FEET FROM THE NORTHEAST CORNER OF THE JOSEPH CRANK DONATION LAND CLAIM NO.567 IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; THENCE SOUTH 00° 04' WEST 71.0 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 89° 47' EAST 150.0 FEET TO A ONE-HALF INCH IRON ROD; THENCE NORTH 00° 04' EAST 71.0 FEET TO A ONE-HALF INCH IRON PIPE; THENCE SOUTH 89° 47' WEST 150.0 FEET TO THE PLACE OF BEGINNING.

APN/PARCEL # 27678

And more commonly known as 38969 Stoller Road, Scio, Oregon 97374.

Said sale is made pursuant to a Writ of Execution dated the 20th day of April 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV21810, directed to me in the case of:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4, Plaintiff

vs.

STEPHEN D. VICK AKA STEPHEN D. VICK SR.; SHERRI L. VICK AKA SHERRI LYN VICK; UNITED STATES OF AMERICA; STATE OF OREGON; 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.