



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

On the 13th day of June 2019, 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 POINT 800 FEET SOUTH AND SOUTH 84° 05' WEST 94.15 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF LINN AND STATE OF OREGON; THENCE CONTINUE SOUTH 84° 05' WEST, 29.85 FEET; THENCE NORTH 05° 55' WEST, 53 FEET TO A POINT; THENCE SOUTHWESTERLY 96.85 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WENDELL WEAVER, ET UX. BY DEED RECORDED IN DEED BOOK 230, PAGE 158; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 222, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO WILSON R. STEVENS ET UX, BY DEED RECORDED IN DEED BOOK 253, PAGE 95; THENCE EAST ALONG THE SOUTH LINE OF SAID STEVENS TRACT, 110 FEET, MORE OR LESS, TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 65 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

And more commonly known as 846 5th Street, Lyons, Oregon 97358.

Said sale is made pursuant to a Writ of Execution dated the 27th day of March 2019, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 18CV34007, directed to me in the case of:

NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff
vs.

UNKNOWN HEIRS AND DEVISEES OF JUDITH L. JAMIESON; JAMES S. JAMIESON AKA JIM J JAMIESON; SHELLY JAMIESON; PAUL JAMIESON; AIMEY R. JAMIESON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; HOMECOMINGS FINANCIAL, LLC (FKA HOMECOMINGS FINANCIAL NETWORK, INC.); 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.

Jim Yon, 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.