



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

On the 30th day of May 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:

PARCEL 1 OF PARTICION PLAT NO.1996-94, RECORDED DECEMBER 10, 1996, IN LINN COUNTY, OREGON

APN: 13S01E27-B0-00201

And more commonly known as 43091 North River Drive, Sweet Home, Oregon 97386.

Said sale is made pursuant to a Writ of Execution dated the 20th day of March 2019, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 18CV52193, directed to me in the case of:

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1,
Plaintiff

vs.

ALL UNKNOWN HEIRS AND DEVISEES OF WESLEY E. ACKLEY, A DECEASED INDIVIDUAL; MARGARET A. ACKLEY, AS POTENTIAL HEIR OF WESLEY E. ACKLEY, A DECEASED INDIVIDUAL; DEDEE GEBHARDT, AS POTENTIAL HEIR OF WESLEY E. ACKLEY, A DECEASED INDIVIDUAL; KEVIN ACKLEY, AS POTENTIAL HEIR OF WESLEY, E. ACKLEY, A DECEASED INDIVIDUAL; ALL UNKNOWN HEIRS AND DEVISEES OF BRIAN ACKLEY, A DECEASED INDIVIDUAL, AS POTENTIAL HEIR OF WESLEY E. ACKLEY, A DECEASED INDIVIDUAL; SIERRA ACKLEY AS POTENTIAL HEIR OF BRIAN ACKLEY, A DECEASED INDIVIDUAL; CAROLYN ACKLEY, AS POTENTIAL HEIR OF BRIAN ACKLEY, A DECEASED INDIVIDUAL; NEVE ACKLEY, AS POTENTIAL HEIR OF BRIAN ACKLEY, A DECEASED INDIVIDUAL; BROOKE ACKLEY, AS POTENTIAL HEIR OF BRIAN ACKLEY, A DECEASED INDIVIDUAL; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL 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.