



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

On the 27th 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:

THE EASTERLY 5.0 FEET OF LOT 8 AND THE WESTERLY 46.5 FEET OF LOT 7, BLOCK 7, LINNMONT ADDITION, IN THE CITY OF ALBANY, OREGON.

APN/PARCEL# 143004

And more commonly known as 1060 14th Avenue Southwest, Albany, Oregon 97321.

Said sale is made pursuant to a Writ of Execution dated the 19th day of April 2019, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 18CV32600, directed to me in the case of:

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3, Plaintiff

vs.

MATTHEW D. COKER; CFH INVESTMENTS LLC, ASSIGNEE OF FIFTH THIRD BANK; 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.