



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

On the 8th day of March 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 FOLLOWING DESCRIBED REAL PROPERTY IN THE STATE OF OREGON AND COUNTY OF LINN FREE OF ENCUMBRANCES, EXCEPT AS SPECIFICALLY SET FORTH HEREIN: BEGINNING AT A 1/2 INCH IRON ROD ON THE EAST LINE OF AND NORTHERLY 25.0 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, LIMMONT ADDITION TO ALBANY, LINN COUNTY, OREGON, AND THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 102.69 FEET TO A 1/2 INCH IRON ROD ON THE WEST LINE OF SAID LOT 3 THENCE SOUTHERLY, ALONG THE WEST LINE OF LOTS 3 AND 6, A DISTANCE OF 75.675 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE EASTERLY 113.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTHERLY ALONG THE EAST LINES OF LOTS 6 AND 3, A DISTANCE OF 75.0 FEET TO THE POINT OF BEGINNING.

APN/PARCEL #142394

And more commonly known as 1317 Takena Street Southwest, Albany, Oregon 97321.

Said sale is made pursuant to a Writ of Execution dated the 20th day of December 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 16CV35979, directed to me in the case of:

JPMORGAN CHASE BANK,. N.A., Plaintiff

vs.

CARRIE BETH OLESON AKA CARRIE B. OLESON; OPREGON AFFORDABLE HOUSING ASSISTACNCE CORPORATION; 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.