



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

On the 15th 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:

LOT 21, WASHBURN HEIGHTS, LINN COUNTY, OREGON AS RECORDED IN LINN COUNTY BOOK OF PLATS, VOLUME 14, PAGE 34.

And more commonly known as 35400 Washburn Heights Drive, Brownsville, Oregon 97327.

Said sale is made pursuant to a Writ of Execution dated the 5th day of January 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV22061, directed to me in the case of:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff

vs.

RALPH E. SEYLER; DAWN E. SEYLER; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; DREAM HOUSE MORTGAGE CORPORATION; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 35400 WASHBURN HEIGHTS DR, BROWNSVILLE, OR 97327, 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.