



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

On the 12th day of April 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 13, BLOCK 5, LAWNDALE, A SUBDIVISION AND REPLAT OF A PORTION OF SPICER WAYSIDE IN THE EDWARD N. WHITE DONATION LAND CLAIM NO. 48, TOWNSHIP 11 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF LINN AND STATE OF OREGON.

And more commonly known as 1913 Spicer Wayside Drive Southeast, Albany, Oregon 97321.

Said sale is made pursuant to a Writ of Execution dated the 22nd day of January 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV11584, directed to me in the case of:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff

vs.

THE UNKNOWN HEIRS AND DEVISEES OF DOREEN H. COOK; JAYNE WAGNER, AS CLAIMING SUCCESSOR TO THE ESTATE OF DOREEN H. COOK; HEIDI MARIE BOYCE; 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.