



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

On the 5th day of July 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:

BEGINNING AT A POINT 1149.35 FEET NORTH 0 DEGREES 03' EAST AND 845.46 FEET SOUTH 89 DEGREES 57" EAST OF THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON; THENCE NORTH 0 DEGREES 03' EAST 560.20 FEET ALONG THE WEST LINE OF THE TRACT OF LAND CONVEYED TO PETER JANITAKE BY DEED RECORDED IN VOLUME 159, PAGE 434, DEED RECORDS FOR LINN COUNTY, OREGON. TO THE SOUTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH 87 DEGREES 05' WEST 316.07 FEET ALONG THE SOUTHERLY LINE OF SAID ROAD; THENCE SOUTH 0 DEGREES 03' WEST 543.84 FEET; THENCE SOUTH 89 DEGREES 57' EAST 315.64 FEET TO THE PLACE OF BEGINNING.

APN/PARCEL # 335048

And more commonly known as 41280 Shindler Bridge Drive, Scio, Oregon 97374.

Said sale is made pursuant to a Writ of Execution dated the 10th day of April 2018, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 16CV34625, directed to me in the case of:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK, Plaintiff

vs.

DIANA L. COX AKA DIANA COX; WILSON A. COX; FOOD INDUSTRIES CREDIT UNION; MIDLAND FUNDING, LLC; OCCUPANTS OF THE PREMISES, 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.