



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

On the 22nd day of September 2022, 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 1/2 INCH IRON ROD ON THE SOUTH LINE OF AND SOUTH 89° 53' EAST, 622.59 FEET FROM THE SOUTHWEST CORNER OF THE JOHN T. AMES DONATION LAND CLAIM NO. 46 IN TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; RUNNING THENCE NORTH 0° 39' WEST, 234.75 FEET TO THE SOUTHEAST CORNER OF BLOCK 4, CHERRY GROVE ADDITION TO THE CITY OF SWEET HOME, OREGON; THENCE SOUTH 89° 58' EAST, 60.00 FEET; THENCE SOUTH 0° 39' EAST TO THE CENTER OF THE COUNTY ROAD; THENCE ALONG THE CENTER OF SAID COUNTY ROAD TO A POINT SOUTH 0° 39' EAST, 82 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 0° 39' WEST, 82 FEET TO THE POINT OF BEGINNING.

More commonly known as: 820 Alder St Sweet Home, Oregon 97386

Said sale is made pursuant to a Writ of Execution dated the 28th day of June 2022, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 20CV13033, directed to me in the case of:

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff

vs.

THE ESTATE OF DONALD GENE DENVER; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DONALD GENE DENVER; ELLEN DENVER; KEITH DENVER; DENNIS DENVER; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; OREGON DEPARTMENT OF REVENUE; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 820 ALDER ST, SWEET HOME, OR 97386, Defendants

NOTICE TO DEBTOR

YOU SHOULD BE CAREFUL ABOUT OFFERS TO SELL RIGHTS TO SURPLUS FUNDS. YOU MAY HAVE A RIGHT TO SURPLUS FUNDS REMAINING AFTER PAYMENT OF COSTS AND SATISFACTION OF THE JUDGMENT AS PROVIDED IN ORS 18.950(4). IF YOU TRANSFER OR SELL YOUR RIGHT TO REDEMPTION, YOU MIGHT NOT HAVE THE RIGHT TO SURPLUS FUNDS.

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.**

Michelle Duncan, Sheriff
Linn County, Oregon

By: Thomas Lyon, 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.