

State of Oregon)
)
County of Malheur)

Court Case#: 22CV00713

**NOTICE OF PUBLIC SALE
(Real Property)**

On October 6, 2022 at 10:00 a.m. at the front steps of the Malheur County Courthouse, 251 B Street W., Vale, OR 97918, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to the name of "Intermountain Law PC Attorney Client Trust Account," the following described real property:

Land in Malheur County, Oregon, as follows:

IN TOWNSHIP 18 S., RANGE 44 E. W.M. SECTION 1: SW1/4NW1/4, N1/2NW1/4SW1/4, N1/2S1/2NW1/4SW1/4, AND THE SOUTH 164 FEET OF THE SE1/4NW1/4, EXCEPTING THERFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SW1/4NW1/4; THENCE WEST 110 FEET; THENCE SOUTH 560 FEET; THENCE S. 10 ° 12' E., 508 FEET; THENCE SOUTH 96 FEET; THENCE EAST 20 FEET; THENCE NORTH 1156 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 4161 Alder Road, Vale, Oregon 97918.

Said Sale is made pursuant to an Order for Public Sale dated July 8, 2022, issued out of the Circuit Court of the State of Oregon for the County of Malheur where Loren Weideman, Janet Billing, Robert Weideman and Michael Weideman are plaintiffs, and Heather Weideman, Joanne Weideman, Christina Kochsmeier, Midland Funding LLC, Absolute Resolutions Investments LLC and Arizona LLC, and the State of Oregon Department of Revenue are defendants.

Please see important notices on following page.

Important Notice to Debtor Regarding Redemption Rights:

1. **You should be careful about offers to sell rights to surplus funds.**
2. **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).**
3. **If you transfer or sell your right to redemption, you might not have the right to surplus funds.**

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 for 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.**

Conditions of sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient duns, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to name of "Intermountain Law PC Client Trust Account" will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ/Order amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ/Order and allowable costs.

Intermountain Law PC

By: 

Ryan K. Sirucek OSB# 200675
Court Appointed Referee