



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

On the 7th day of December 2023, 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:

A tract or parcel of land situated in Section 36, Township 13 South, Range 2 East of the Willamette Meridian, in the County of Linn and State of Oregon, described as follows:

Beginning at a point in the center of County Road No. 913, said point being South 00°08'30" East 122.23 feet and South 83°25' East 270.00 feet from the Northwest corner of the Southeast one-quarter of Section 36, Township 13 South, Range 2 East of the Willamette Meridian, Linn County, Oregon; running thence North 18°05' East 160.00 feet to a point on the North line of the Southeast one-quarter of said Section; thence South 89°49'30" East 64.82 feet to an iron pipe; thence South 00°04' East 311.86 feet to the center of said County road; thence North 35°41' West 196.92 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within the limits of County Road No. 913.

Said sale is made pursuant to a Writ of Execution dated the 27th day of September 2023, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 19CV40754, directed to me in the case of:

GEORGE D. FRANK REVOCABLE TRUST AND GEORGE D. FRANK PENSICO SELF DIRECTED IRA,  
Plaintiff  
vs.  
AMERICAN EQUITIES, INC, 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: Kelsey Morrison, 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.