



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

On the 30th day of November 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:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A TRACT OF LAND CONVEYED TO LARRY A. & MILAN K. UNRUH, BY DEED RECORDED IN MICROFILM VOLUME 20, PAGE 784, DEED RECORDS FOR LINN COUNTY, OREGON, WHICH PLACE OF BEGINNING IS 1768.12 FEET SOUTH 0° 04' 40" WEST {DESCRIBED AS SOUTH 0° 7-3/4" EAST 1786.98 FEET) AND 295.00 FEET SOUTH 89° 47' EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; THENCE NORTH 0° 04' 40" EAST 724.30 FEET FO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 641; THENCE SOUTH 73° 30' EAST 90.36 FEET ALONG SAID RIGHT OF WAY LINE; THENCE FOLLOWING SAID RIGHT OF WAY LINE ALONG A 686.20 FOOT RADIUS CURVE TO THE RIGHT 145.86 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 67° 25' EAST 145.60 FEET; THENCE SOUTH 61° 19' 45" EAST ALONG SAID RIGHT OF WAY LINE 218.34 FEET TO AN IRON ROD; THENCE SOUTH 18° 11' 30" WEST 567.19 FEET TO SAID SOUTHERLY BOUNDARY OF SAID UNRUH TRACT THENCE NORTH 89° 47' WEST 236.56 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A TRACT OF LAND CONVEYED TO LARRY A AND MILAN K. UNRUH BY DEED RECORDED IN MICROFILM VDUME 20, PAGE 784, DEED RECORDS OF LINN COUNTY, OREGON, WHICH PLACE OF BEGINNING IS 1768.12 FEET SOUTH 0° 04' 40" WEST {DESCRIBED AS SOUTH 0° 7-3/4" EAST 1786.98 FEET) AND 531.63 FEET SOUTH 89° 47' EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; THENCE SOUTH 89° 47' EAST 415.95 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 642; THENCE NORTH 15° 56' 45" EAST 443.15 FEET ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 641; THENCE FOLLOWING SAID RIGHT OF WAY LINE OF COUNTY ROAD NO. 641 ALONG A 984.93 FOOT RADIUS CURVE TO THE RIGHT 380.67 FEET, THE CHORD OF WHICH BEARS NORTH 72° 24' 40" WEST 378.31FEET THENCE SOUTH 18° 11' 30" WEST 567.19 FEET TO THE PLACE OF BEGINNING.

Commonly known as: 40750 Rodgers Mountain Loop, Scio, Oregon 97374

Said sale is made pursuant to a Writ of Execution dated the 9th day of October 2023, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 22CV05971, directed to me in the case of:

DONALD WALLACE, an individual, Plaintiff

vs.

SABRINA HERNANDEZ, an individual, 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.