



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

On the 21st 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:

Beginning at a point which is South 88°30' West 1365.54 feet and South 1°30' East 508 feet from the Northeast corner of the DLC of Hiram Smead, Claim No. 53 in Township 11 South, Range 3 of said Marion Street; thence South 1°30' East 100 feet to the point of beginning. West of the Willamette Meridian, Oregon, said point being the Southwest corner of vacated Block 8 in Goltra Park Addition to the City of Albany as the same was recorded; thence North 88°30' East 100 feet; thence North 1°30' West 100 feet parallel with the East line of Marion Street; thence South 88°30' West 100 feet parallel with the South line of 18th Street (formerly B Street) to the East of said Marion Street; thence South 1°30' East 100 feet to the point of beginning. Commonly known as 1841 and 1843 Marion St SE, Albany, Oregon 97322.

Said sale is made pursuant to a Writ of Execution dated the 19th day of October 2023, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 22CV40018, directed to me in the case of:

OMICRON, LLC, an Oregon limited liability company, Plaintiff

vs.

HATTIE REINS; ANNETTE MILLER; LAURAN HUFF; STATE OF OREGON; AND UNKNOWN HEIRS OF FOREST G. GWINN, 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

A handwritten signature in blue ink that reads "Kelsey Morrison".

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.