



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

On the 25th day of April 2024, 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:

LYING AND BEING LOCATED IN THE CITY OF STAYTON, COUNTY OF LINN, STATE OF OREGON; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS: A TRACT OF LAND SITUATED IN SECTION 15, TOWNSHIP 9 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF LINN AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 2,288.50 FEET NORTH 00 DEGREES 08' WEST FROM THE ONE-QUARTER CORNER ON THE SOUTH LINE OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF LINN AND STATE OF OREGON; AND RUNNING THENCE NORTH 00 DEGREES 08' WEST, 170.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DEWITT TIGER AND VURNA TIGER BY DEED RECORDED OCTOBER 20, 1958, IN VOLUME 262, PAGE 150, LINN COUNTY DEED RECORDS; THENCE SOUTH 89 DEGREES 56' EAST, ALONG THE NORTH LINE OF SAID TIGER TRACT, 512.54 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 02' EAST, 170.00 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES 56' WEST, 512.24 FEET TO THE POINT OF BEGINNING.

and commonly known as 41709 Stayton Scio Rd SE, Stayton, OR 97383-9409.

Said sale is made pursuant to a Writ of Execution dated the 29th day of January 2024, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 17CV53306, directed to me in the case of:

JPMORGAN CHASE BANK, N.A., Plaintiff

vs.

JEFFREY HAUN AKA JEFF HAUN; LINDA S. HAUN AKA LINDA HAUN; AMOS FINANCIAL LLC, OCCUPANTS OF THE PROPERTY, 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: Ginette Gill, 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.