



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

On the 18th 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:

Beginning on the South line of and South 89 degrees 54' East 390 feet from the Southwest corner of the Southeast quarter of Section 28 in Township 11 South, Range 1 West of the Willa-mette Meridian, Linn County, Oregon; and thence South 89 degrees 54' East along said South line, 240 feet; thence North 0 degrees 02' West, parallel to the East line of said Section 28, a distance of 875 feet; thence South 89 degrees 54' East, parallel to the South line of said Section, 54.89 feet; thence North 0 degrees 23' East 474.07 feet to a point; thence North 89 degrees 53' West, 295 feet to an Iron rod; thence South 0 degrees 07' 30" West 1328.65 feet to the point of beginning. Commonly known as 39791 Lacombe Drive Lebanon, Or 97355.

Said sale is made pursuant to a Writ of Execution dated the 11th day of January 2024, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 23CV05654, directed to me in the case of:

Wells Fargo Bank, N.A., Plaintiff

vs.

THE ESTATE OF DANIEL EDWARD GRIMM; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DANIEL EDWARD GRIMM; STEVEN EDWARD GRIMM; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 39791 LACOMB DRIVE, LEBANON, OREGON 97355, 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 cursive script, appearing to read "Ginette Gill".

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.