

State of Oregon)

Court Case# 23CV38475

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County of Harney)

Sheriff's Case# HC240105

NOTICE OF SHERIFF'S SALE

(Real Property)

On May 16, 2024, at the hour of 10:00 AM at the Harney County Courthouse main lobby, 450 N. Buena Vista in the City of Burns, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Harney County Sheriff's Office, subject to redemption, the following described real property:

T 24 S., R 32 E., W.M. SEC 12 TL 600 LAND IN HARNEY COUNTY, OREGON, AS FOLLOWS: IN TOWNSHIP 24 S., RANGE 32 E., W.M. SECTION 12: E1/2 SW1/4 NW1/4.

Tax Account No(s): 5919

Map/Tax Lot No(s): 24S32E1200 00600

The property is commonly known as: 36227 Hutchensen Ln,
Burns, Oregon 97720

Said sale is made pursuant to a Writ of Execution (Amended) dated October 5, 2023, issued out of the Circuit Court of the State of Oregon for the County of Harney where The Law Office of Angela Lee is plaintiff, and Jackie Rubio is defendant.

The Notice of Sale will be published in The Burns Times Herald, a newspaper of general circulation in Harney County, Oregon, on the following dates: April 17, 2024; April 24, 2024; May 1, 2024; and May 8, 2024.

The Notice of Sale will be posed on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days prior to the date of the sale. The first full day of posting is April 17, 2024.

Important Notice to Debtor Regarding Redemption Rights:

1. You should be careful about offers to sell rights to surplus funds.
2. 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).
3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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 for 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.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Harney County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Daniel W. Jenkins, SHERIFF

Harney County, Oregon

By _____

Deputy Green