



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

On the 1ST day of AUGUST 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:

PARCEL 1: PARCEL OF LAND LYING IN THE DANIEL SIMON DONATION LAND CLAIM NO. 53 IN THE NORTHWEST 114 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE WEST, WILLAMETTE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD T16 WITH THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THAT DEED TO DONALD R. AND FRED A. JOHNSON RECORDED APRIL 18, 1978 AS VOLUME 196, PAGE 436, LINN COUNTY RECORDS OF DEEDS; THENCE NORTH 32°31'43" WEST [REFERENCE COUNTY SURVEY 16457] ALONG SAID RIGHT-OF-WAY LINE 142.02 FEET; THENCE NORTH 0°24'23" WEST 307.513 FEET; THENCE SOUTH 31°31'43" WEST 142.02 FEET TO SAID EASTERLY LINE; THENCE SOUTH 0°24'23" EAST ALONG SAID EASTERLY LINE 307.513 FEET TO THE POINT OF BEGINNING. PARCEL 2: PARCEL OF LAND LYING IN THE DANIEL SIMON DONATION LAND CLAIM NO. 53 IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE WEST, WILLAMETTE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 716 WITH THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN THAT DEED TO DONALD R. AND FRED A. JOHNSON RECORDED APRIL 18, 1978 AS VOLUME 196, PAGE 436; LINN COUNTY RECORDS OF DEEDS; THENCE SOUTH 37°31'43" EAST [REFERENCE COUNTY SURVEY 16457] ALONG SAID RIGHT-OF-WAY LINE 142.02 FEET; THENCE NORTH 1°24'23" WEST 307.513 FEET; THENCE NORTH 31°31'43" WEST 142.02 FEET TO SAID WESTERLY LINE; THENCE SOUTH 0°24'23" EAST ALONG SAID WESTERLY LINE 307.50 FEET TO THE POINT OF BEGINNING.

Said sale is made pursuant to a Writ of Execution dated the 15TH day of MAY 2024, issued out of the Circuit Court of the State of Oregon for the County of Linn, Case No. 24CV23790, directed to me in the case of:

JESSE ROLFE and TAMMY ROLFE, Plaintiff

vs.

JOSH VICTOR, an individual, and JOHN A. SMITH, an individual, dba SANTIAM CUTTERS, 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.