

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 5th day of December, 2017 at the hour of 10:00 AM, at the main entrance of the Marion County Courthouse, in the City of Salem, Oregon, I will sell at public oral auction to the highest bidder for cash the following described real property, subject to redemption, located in Marion County, Oregon, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF OR, AND IS DESCRIBED AS FOLLOWS: PARCEL 1 BEGINNING AT THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 42, PAGE 23, DEED RECORDS OF MARION COUNTY, OREGON; TO MRS. SARAH ADELINE LEE; THENCE NORTH 80° WEST ALONG THE SOUTH LINE OF MCCLAIN STREET, 4.62 CHAINS TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO EDITH MAY CONRAD BY DEED RECORDED IN VOLUME 80, PAGE 334, DEED RECORDS OF MARION COUNTY, OREGON; THENCE SOUTH 3.33 CHAINS TO THE RE-ENTRANT CORNER OF SAID CONRAD TRACT; THENCE EAST ALONG A NORTH BOUNDARY OF SAID CONRAD TRACT, 2.50 CHAINS; THENCE NORTH 30 LINKS TO A POINT IN THE SOUTHWEST LINE OF SAID LEE LAND; THENCE NORTH 44° WEST 18 LINKS TO THE MOST WESTERLY CORNER OF SAID LEE LAND; THENCE NORTH 46° EAST 3.034 CHAINS TO THE PLACE OF BEGINNING. PARCEL 2 BEGINNING AT THE NORTHWEST CORNER OF A TWO ACRE TRACT DEEDED BY F. MCCLAIN TO SARAH A. LEE, JULY 24, 1890; THENCE SOUTH 46° WEST 200 FEET; THENCE SOUTH 46° EAST 62- 1/4 FEET; THENCE NORTH 46° EAST 200 FEET; THENCE NORTH 44° WEST 62- 1/4 FEET TO THE PLACE OF BEGINNING IN SECTION 34, TOWNSHIP 6 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON. SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SILVERTON FOR WIDENING MCCLAIN STREET BY DEED RECORDED AUGUST 30, 1950 IN VOLUME 419, PAGE 745, DEED RECORDS OF MARION COUNTY, OREGON. ALSO SAVE AND EXCEPT: BEGINNING AT THE MOST EASTERLY CORNER OF A TRACT OF LAND CONVEYED SARAH A. LEE AT VIR TO CHARLES M. HINKIE BY DEED RECORDED IN VOLUME 46, PAGE 547, DEED RECORDS, OF MARION COUNTY, OREGON; THENCE SOUTH 46° WEST 200 FEET TO AN IRON PIPE; THENCE NORTH 44° WEST 33.82 FEET; THENCE NORTH 181.01 FEET TO THE SOUTH LINE OF MCCLAIN STREET; THENCE SOUTH 80° EAST 63.77 FEET; THENCE ON A CURVE TO THE RIGHT FOLLOWING THE SOUTH LINE OF MCCLAIN STREET TO THE PLACE OF BEGINNING. EXCEPT THAT PORTION THEREOF CONVEYED BY JOHN E. HARGREAVES BY DEED RECORDED IN VOLUME 563, PAGE 849 DEED RECORDS OF MARION COUNTY, OREGON, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EDITH MAY CONRAD BY DEED RECORDED IN VOLUME 80 PAGE 334, DEED RECORDS OF MARION COUNTY, OREGON; AND ALSO BEING A POINT ON THE SOUTH LINE OF MCCLAIN STREET; THENCE SOUTH 80°28' EAST ALONG THE SOUTH LINE OF MCCLAIN STREET, 88.65 FEET; THENCE SOUTH 0° 36' EAST 92.98 FEET; THENCE IN A WESTERLY DIRECTION TO A POINT WHICH IS 106.30 FEET SOUTH 0°12' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0°12' WEST TO THE POINT OF BEGINNING. ALSO SAVE AND EXCEPT: BEGINNING AT A POINT WHICH IS 106.30 FEET SOUTH 0°12' EAST FROM THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EDITH MAY CONRAD, BY DEED RECORDED IN VOLUME 80, PAGE 334 DEED RECORDS OF MARION COUNTY OREGON; THENCE SOUTH 0°12' EAST 106.30 FEET TO THE RE-ENTRANT CORNER OF SAID CONRAD TRACT; THENCE SOUTH 89°08' EAST 88.90 FEET; THENCE NORTH 0°36' WEST 106.00 FEET; THENCE IN A WESTERLY DIRECTION TO THE POINT OF BEGINNING. APN/PARCEL #R17224

Commonly known as: 421 McClaine Street, Silverton, OR 97381

Said sale is made under a Writ of Execution in Foreclosure issued out of the Circuit Court of the State of Oregon for the County of Marion, case no. 16CV12634, to me directed in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. RANDY C. RUBIN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF MYRTLE B. RIDENOUR, DECEASED, GAYLE ANDERSON AKA GAYLE MARLENE ESTES, RANDALL LYNN ANDERSON, GAYLE MARLENE ESTES, CLAIMING SUCCESSOR FOR THE ESTATE OF STEVEN LEE RIDENOUR, DECEASED, STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES, PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendants.

Writ of Execution dated the 10th day of May, 2017.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY. Before bidding at the sale, a prospective

bidder should independently investigate the priority of the lien or interest of the judgment creditor; land use laws and regulations applicable to the property; approved uses for the property; limits on farming or forest practices on the property; rights of neighboring property owners; and environmental laws and regulations that affect the property.

Jason Myers, Sheriff
Marion County, Oregon

By: Brian Wallace, Deputy

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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 Marion County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.