

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 4th 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:

LOT 1, BLOCK 4, PERSHING ADDITION, IN THE CITY OF MT ANGEL, MARION COUTY, OREGON. APN/PARCEL #R101267

Commonly known as: 510 S Pershing Street, Mt Angel, OR 97362

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. 16CV12760, to me directed in the case of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. RANDY C. RUBIN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES D. FERGUSON, DECEASED, KEYBANK NATIONAL ASSOCIATION, JOSHUA J. FERGUSON, MICHAEL J. FERGUSON, JAYMIE JEAN WALKER, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, 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 16th day of June, 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.