

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 22nd day of January, 2018 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:

THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MARION, STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE CENTER LINE OF COUNTY ROAD NO. 871, WHICH POINT IS 1699.50 FEET SOUTH 88°50' EAST, AND 1007.16 FEET NORTH 02°32' EAST FROM THE SOUTHWEST CORNER OF THE JOHN TAYLOR DONATION LAND CLAIM, IN TOWNSHIP 8 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, STATE OF OREGON, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ANTHONY C. LEVERMANN, ET AL, BY DEED RECORDED IN VOLUME 207, PAGE 188, MARION COUNTY, RECORDS, SAID TRACT OF LAND BEING PARCEL NO. 2 IN SAID DEED; RUNNING THENCE NORTH 02°32' EAST, ALONG THE CENTER LINE OF SAID COUNTY ROAD, 178.81 FEET TO A POINT; THENCE SOUTH 87°28' EAST 15.00 FEET TO AN IRON ROD; THENCE NORTH 10°30' EAST 252.44 FEET TO AN IRON ROD; THENCE NORTH 02°32' EAST 299.26 FEET TO AN IRON ROD IN THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTH SANTIAM HIGHWAY; THENCE SOUTH 54°33' EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1290.80 FEET TO AN IRON PIPE IN THE SOUTH LINE OF THE AFORESAID LEVERMANN TRACT; THENCE NORTH 88°50' WEST ALONG SAID SOUTH LINE, 1134.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, THAT PORTION OF REAL PROPERTY CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY A WARRANTY DEED, RECORDED SEPTEMBER 29, 1994, IN REEL 1195, PAGE 494 IN MARION COUNTY RECORDS

Commonly known as: 7828 Albus Rd. SE, Aumsville, OR 97325

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. 17CV10160, to me directed in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIAPATION TRUST, Plaintiff, vs. DON P. RAIRIGH, LEONA S. RAIRIGH, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 7828 ALBUS RD SE, AUMSVILLE, OR 97325, Defendants.

Writ of Execution dated the 4th day of August, 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.