

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 27th day of February, 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:

BEGINNING AT A POINT WHICH IS 707.92 FEET NORTH 89°39' EAST AND 515.17 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 1, IN TOWNSHIP 7 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; THENCE NORTH 340.00 FEET; THENCE SOUTH 65°56' EAST 678.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 2°42' WEST 364.50 FEET TO A POINT WHICH IS 210.80 FEET NORTH 2°42' EAST FROM A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 63°28' WEST 673.66 FEET TO THE PLACE OF BEGINNING. APN/PARCEL #R38223

Commonly known as: 4077 BRIAR KNOB LOOP NE, SCOTTS MILL, OR 97375

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. 16CV33739, to me directed in the case of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR2 UNDER THE POOLING AND SERVICING AGREEMENT, DATED FEBRUARY 1, 2006, Plaintiff, vs. STEVEN D. ELDRIDGE, CHERI NAGER, SUCCESSOR TRUSTEE, ON BEHALF OF THE DIANE E. ELDRIDGE REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 23, 1998, THE ESTATE OF DIANE E. ELDRIDGE, STATE FARM BANK F.S.B., 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 5th day of October, 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.