

**NOTICE OF SHERIFF'S SALE**

Execution in Foreclosure  
(Real Property)

On the 2nd day of April, 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:

LOT 2, BLOCK 1, M. KRIVOSHEIN SUBDIVISION, IN THE CITY OF WOODBURN, MARION COUNTY AND STATE OF OREGON (PLAT VOLUME 37, PAGE 20) APN/PARCEL #R107187

Commonly known as: 1256 Kotka Street, Woodburn, OR 97071

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. 16CV33824, to me directed in the case of WELLS FARGO BANK, N.A. AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-PR4 TRUST, Plaintiff, vs. ROLLIE E. KEARNS AKA ROLLIE EUGENE KEARNS , MARCI J. KEARNS AKA MARCI JOY KEARNS, AMERICAN EXPRESS CENTURION BANK, OCCUPANTS OF THE PROPERTY, Defendants.

Writ of Execution dated the 2nd 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

Publication: Oregon State Sheriff's Association, Keizer Times  
First Publication: March 02, 2018  
Last Publication: March 29, 2018

**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.