

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF POLK**

WELLS FARGO BANK, N.A.,

Plaintiff(s),

vs.

EFREN H. GABRIEL; STATE OF OREGON; RAY KLEIN, INC., DBA PROFESSIONAL CREDIT SERVICE; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1085 ESTATE CT NW, SALEM, OR 97304-3739,

Defendant(s).

No. 17CV41954

**NOTICE OF
SHERIFF'S SALE
(REAL PROPERTY)**

On 05-10-18, at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, I will sell at public auction to the highest bidder for cash or certified cashier's check made payable to the Polk County Sheriff's Office, subject to redemption, all of the interest which the defendant(s) had on 12-18-06, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter in the following described real property located in Polk County, Oregon, to wit:

A TRACT OF LAND LOCATED IN LOT 3, WEST SALEM ADDITION, IN THE CITY OF SALEM, COUNTY OF POLK AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 59.35 FEET SOUTH 89 DEGREES 43' WEST AND 86.00 FEET SOUTH 11 DEGREES 51' EAST 101.32 FEET; THENCE SOUTH 18 DEGREES 45' EAST 37.88 FEET; THENCE SOUTH 69 DEGREES 47' WEST 91.05 FEET; THENCE NORTH 22 DEGREES 44' WEST 156.26 FEET; THENCE NORTH 78 DEGREES 47' EAST 115.05 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THE EASTERLY 12 FEET OF THE ABOVE DESCRIBED TRACT HERETOFORE CONVEYED TO THE PUBLIC ROADWAY PURPOSES.

More commonly known as 1085 ESTATE CT. NW SALEM, OR. 97304-3739

Said sale is made pursuant to a Writ of Execution dated 03-22-18, issued out of the Circuit Court of the State of Oregon for the County of Polk to me directed in the above entitled case.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;**
- (b) Land use laws and regulations applicable to the property;**
- (c) Approved uses for the property;**
- (d) Limits on farming or forest practices on the property;**
- (e) Rights of neighboring property owners; and**
- (f) Environmental laws and regulations that affect the property.**

CONDITIONS OF SALE: Only U.S. currency and/or certified cashier's checks made payable to the Polk County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

If you are attending the sale please check in at the Sheriff's Office. If you are bidding at the sale I will ask to verify that you have the funds to participate.

Mark Garton, Sheriff
Polk County, Oregon

By: Jay M. Schmoyer, Civil Deputy
For Mark Garton, Sheriff

First Publication: 04-12-18
Last Publication: 05-09-18