

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

WELLS FARGO BANK, N.A.,

Plaintiff(s),

vs.

THE ESTATE OF WILLIAM G. ISAAC; THE UNKNOWN HEIRS,  
ASSIGNEES AND DEVISEES OF WILLIAM G. ISAAC; NARCISA AROY;  
JOSHUA ISAAC; and ALL OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS 2132 CROZER STREET NW,  
SALEM, OREGON 97304,

Defendant(s).

No. 18CV23057

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

On 04-02-19, 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 11-16-10, the date of the Dec,d 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:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 5, BLOCK 12, COLLEGE SUBDIVISION NO. 3, IN TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN POLK COUNTY, OREGON; AND RUNNING THENCE NORTH 49°42'15" WEST A DISTANCE OF 100.00 FEET TO AN IRON ROD; THENCE NORTH 40°17'45" EAST, A DISTANCE OF 70.00 FEET TO AN IRON ROD; THENCE SOUTH 49°42'15" EAST, A DISTANCE OF 100.00 FEET TO AN IRON PIPE; THENCE SOUTH 40°17'45" WEST, A DISTANCE OF 70.00 FEET TO THE PLACE OF BEGINNING.

More commonly known as 2132 CROZER ST. NW SALEM, OR. 97304

Said sale is made pursuant to a Writ of Execution dated 01-28-19, 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

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