

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 4th day of November, 2024 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:

Tax Id Number(s): R35752, 535752 Land situated in the City of Turner in the County of Marion in the State of OR BEGINNING AT A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED IN THE DEED TO L. C. PRUETT, ETUX, RECORDED IN VOLUME 620, PAGE 223, DEED RECORDS FOR MARION COUNTY, OREGON, WHICH POINT OF BEGINNING IS 506.73 FEET EASTERLY FROM THE NORTHWEST CORNER OF THE REUBEN DAVIS DONATION LAND CLAIM NO. 51 IN SECTION 28 OF TOWNSHIP 9 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON; THENCE EASTERLY ALONG SAID NORTH LINE 548.27 FEET TO THE NORTHEAST CORNER OF SAID PRUETT PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 1589.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 548.27 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID PARCEL 1589.00 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND ROADWAY PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF THE SOUTHERN PACIFIC RIGHT OF WAY WHICH POINT IS 456.35 FEET SOUTH 0° 47' WEST AND 401.70 FEET WEST AND 213.17 FEET NORTH 1°33' EAST (PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY) AND 32.00 FEET WEST FROM THE NORTHWEST CORNER OF THE REUBEN DAVIS DONATION LAND CLAIM IN TOWNSHIP 9 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON; THENCE EAST 32.00 FEET; THENCE SOUTH 1° 33' WEST PARALLEL WITH SAID EASTERLY RAILROAD BOUNDARY LINE 213.17 FEET; THENCE EAST 401.70 FEET; THENCE NORTH 0° 47' EAST 456.35 FEET TO THE NORTHWEST CORNER OF SAID REUBEN DAVIS DONATION LAND CLAIM WHICH POINT IS THE NORTHWEST CORNER OF THE TRACT CONVEYED TO L C, PREUETT, ET UX, BY DEED RECORDED IN VOLUME 620, PAGE 223, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF SAID PRUETT PARCEL 506.73 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREBY CONVEYED; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 20.00 FEET; THENCE WEST 486.73 FEET; THENCE SOUTH 0°47' WEST 476.35 FEET; THENCE WEST 433.70 FEET TO THE EAST LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTHERLY ALONG SAID EAST LINE 233.17 FEET TO THE PLACE OF BEGINNING. APN/Parcel No. R35752, 535752

Commonly known as: 12860 Duckflat Rd SE, Turner, OR 97392-9561

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. 24CV01502, to me directed in the case of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,, Plaintiff, vs. CAROL A. LEWALLEN, OCCUPANTS OF THE PROPERTY COMMONLY KNOWN AS 12860 DUCKFLAT RD SE, TURNER, OR 97392-9561, Defendants.

Writ of Execution dated the 5th day of August, 2024.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY. You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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.

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. Only the judgment creditor who obtained the writ may credit bid up to the writ amount plus allowable costs. The judgment creditor must have cash or cashier's check in hand for any difference above the amount of the writ and allowable costs.

Interested parties can obtain additional information about this sale, including the creditor's written bid (if received), postponements and final sale price by going to: www.co.marion.or.us/so, and selecting Real Property Sale Search under "Quick Links".

Nick Hunter, Sheriff
Marion County, Oregon

By: Brian Wallace, Deputy

Publication: Oregon State Sheriff's Association, Keizer Times
First Publication: October 04, 2024
Last Publication: October 31, 2024