

## NOTICE OF SHERIFF'S SALE

Execution in Foreclosure  
(Real Property)

On the 4th day of December, 2017 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:

THE FOLLOWING PORTION OF THE WESTERLY ONE-HALF OF LOT 22, BLOCK 1, AUBURN ADDITION, IN MARION COUNTY, OREGON: THAT PORTION OF THE NORTHEAST CORNER THEREOF WHICH IS 80 FEET EAST AND WEST AND 120 FEET NORTH AND SOUTH, WHICH FRONTS ON MONROE STREET FOR A DISTANCE OF 80 FEET, SAVE AND EXCEPT THAT PORTION NOW USED FOR PUBLIC ROADWAY PURPOSES AND SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PORTION LYING IN MONROE STREET. BEGINNING AT THE SOUTHWEST CORNER OF THAT PROPERTY HEREIN ABOVE DESCRIBED THENCE SOUTH, PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF OF LOT 22, BLOCK 1, AUBURN ADDITION, IN MARION COUNTY, OREGON. A DISTANCE OF 80 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 80 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF LOT 22; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 80 FEET; THENCE WEST ALONG THE SOUTH LINE OF THE PROPERTY HEREIN ABOVE EXCEPTED, A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING. AND MORE PROPERLY DESCRIBED AS: PARCEL 3 OF PARTITION PLAT NO. 93-73, RECORDED AUGUST 24, 1993 IN REEL 1095, PAGE 234, DEED RECORDS FOR MARION COUNTY, OREGON. APN/PARCEL #R42853 AND #R42855

Commonly known as: 4360 Monroe Ave NE and 382 Cornerstone Court, Salem, OR 97301

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. 16CV05067, to me directed in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. DEAN LEE RECKARD, DARREN RECKARD AKA DARREN LYN RECKARD, RAY KLEIN, INC. DOING BUSINESS AS PROFESSIONAL CREDIT SERVICE, STATE OF OREGON, OCCUPANTS OF THE PROPERTY AT 4360 MONROE AV NE, SALEM, OR 97301, OCCUPANTS OF THE PROPERTY AT 382 CORNERSTONE CT NE, SALEM, OR 97301, Defendants.

Writ of Execution dated the 16th 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

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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.