

## NOTICE OF SHERIFF'S SALE

Execution in Foreclosure  
(Real Property)

On the 11th 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:

BEGINNING AT THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO GAEL CUTSFORTH, ET UX, BY DEED RECORDED IN VOLUME 563, PAGE 86, DEED RECORDS FOR MARION COUNTY, OREGON, WHICH POINT IS ON THE NORTH LINE OF COUNTY ROAD NO. 986, AND IS WEST 251.5 FEET AND SOUTH 300.12 FEET AND NORTH 84°38' WEST 131.16 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 9 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; THENCE NORTH 25° WEST, ALONG THE EASTERLY BOUNDARY OF SAID CUTSFORTH TRACT, A DISTANCE OF 286.00 FEET TO AN IRON STAKE; THENCE NORTH 83°32' EAST, 250.95 FEET TO AN IRON PIPE ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO M.G. RAMBO, ET UX, BY DEED RECORDED IN VOLUME 258, PAGE 405, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID RAMBO TRACT AND LONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO CHARLES J. HOOVER, BY DEED RECORDED IN VOLUME 676, PAGE 311, DEED RECORDS FOR MARION COUNTY, OREGON, A DISTANCE OF 298.13 FEET TO AN IRON PIPE ON THE NORTH LINE OF COUNTY ROAD NO. 986; THENCE NORTH 84°38' WEST, A DISTANCE OF 131.16 FEET TO THE PLACE OF BEGINNING. MAP #093E27CD00700

Commonly known as: 732 West Central Street, Gates, OR 97346

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. 15CV20189, to me directed in the case of NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY, A LIMITED LIABILITY COMPANY, Plaintiff, vs. ROY FLANARY, SOLELY IN HIS CAPACITY AS PERSONAL REPRESENTATIVE TO THE ESTATE OF GERALD D. FLANARY, A DECEASED INDIVIDUAL, ALL UNKNOWN HEIRS AND DEVISEES OF MAY A. FLANARY, A DECEASED INDIVIDUAL, JULIAN CASTRO, SOLELY IN HIS CAPACITY AS SECRETARY FOR UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DOES 1 THROUGH 10, INCLUSIVE, AND ROES 1 THROUGH 10, INCLUSIVE, Defendants.

Writ of Execution dated the 8th day of May, 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.