

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 30th day of January, 2018 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:

LOT 12, WALDO HILLS PARK TWO, IN THE COUNTY OF MARION, STATE OF OREGON

Commonly known as: 7592 Pudding Creek Drive SE , Salem, OR 97317

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. 16CV32491, to me directed in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. DUANE L. BERGEVIN, an individual;, PAULINE R. BERGEVIN, an individual;, MULTIBANK 2009-1 RES-ADC VENTURE, LLC, a limited liability company;, UMPQUA BANK, a corporation;, and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complain herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, Defendants.

Writ of Execution dated the 10th day of July, 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.