

**NOTICE OF SHERIFF'S SALE  
(Real Property)**

On March 13, 2018, at 10:00 a.m., inside the main entrance of the Benton County Courthouse, in the City of Corvallis, Oregon, I will sell at public oral auction to the highest bidder for cash the following described real property, subject to redemption, located in Benton County, Oregon, to-wit:

Described in attached Exhibit 1, APN/Parcel # 380137

The property is commonly known as 25975 Foster Rd, Monroe, OR 97456

Sale is made pursuant to a Writ of Execution dated December 20, 2017, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV12268, where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF ROY G. WESLER; UNITED STATES OF AMERICA; STATE OF OREGON; JUDY THOMPSON; CHARLENE WESLER; CHERYL MURPHY; KELLY ROTH; AARON WESLER; OCCUPANTS OF THE PROPERTY is the Defendant(s).

**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:** All potential bidders are subject to inspection of funds prior to or during participation in 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 Benton County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.

Scott Jackson, Sheriff  
Benton County, Oregon

By: Dean Barnes  
Benton County Sheriff's Office

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