

**NOTICE OF SHERIFF'S SALE**

Execution in Foreclosure  
(Real Property)

On the 26th day of February, 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:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 12, BLOCK 4, REED'S ADDITION TO SALEM, MARION COUNTY, OREGON, WHICH POINT IS 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 12; THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 73.25 FEET TO A POINT; THENCE RUNNING EAST, AND PARALLEL WITH THE NORTH LINE OF SAID LOT TO THE EAST LINE OF SAID LOT, RUNNING NORTH ALONG THE EAST LINE OF SAID LOT 73.25 FEET TO A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE RUNNING WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING.

Commonly known as: 520 14th Street NE, 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. 13C13728, to me directed in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR VOLT 2012-NPL1 ASSET HOLDINGS TRUST, Plaintiff, vs. PATTY J. FRAZIER AKA PATTY JO FRAZIER, CHRIS STAPLETON AKA CHRISTOPHER J. STAPLETON, VHPECU AKA VALLEY CREDIT UNION, CITY OF SALEM, LVNV FUNDING, LLC, COLLINS FINANCIAL SERVICES, INC., OCCUPANTS OF THE PREMISES, Defendants.

Writ of Execution dated the 2nd 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.