

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF POLK**

PENNYMAC HOLDINGS, LLC.,

Plaintiff(s),

vs.

MARILYN VAN SANTEN AKA MARILYN VANSANTEN AKA MARILYN A. SANTEN AKA MARILYN A. VANSANTEN AKA MARILY ANN VANSANTEN, an individual; RAY KLEIN, INC. DBA PROFESSIONAL CREDIT SERVICE, a corporation; STATE OF OREGON, a government entity; CSO FINANCIAL, INC., 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 complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the property,

Defendant(s).

No. 17CV10353

**NOTICE OF
SHERIFF'S SALE
(REAL PROPERTY)**

On February 27, 2018, at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, I will sell at public auction to the highest bidder for cash or certified cashier's check made payable to the Polk County Sheriff's Office, subject to redemption, all of the interest which the defendant(s) had on the 27th day of April, 2006, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter in the following described real property located in Polk County, Oregon, to wit:

Lot 312, DEER RIDGE ESTATES PHASE IV, in the City of Salem, County of Polk and State of Oregon

More commonly known as 2124 NW DEERWIND AVE. SALEM, OR. 97304

Said sale is made pursuant to a Writ of Execution dated October 31, 2017, issued out of the Circuit Court of the State of Oregon for the County of Polk to me directed in the above entitled case.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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: Only U.S. currency and/or certified cashier's checks made payable to the Polk County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

If you are attending the sale please check in at the Sheriff's Office. If you are bidding at the sale I will ask to verify that you have the funds to participate.

Mark Garton, Sheriff
Polk County, Oregon

By: Jay M. Schmoyer, Civil Deputy
For Mark Garton, Sheriff

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