

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 9th day of April, 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:

REAL PROPERTY IN THE COUNTY OF MARION, STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, IN TOWNSHIP 8 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN MARION COUNTY, OREGON, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 24, 10.00 CHAINS; THENCE SOUTH 10.00 CHAINS; THENCE EAST 10.00 CHAINS; THENCE NORTH 10.00 CHAINS TO THE PLACE OF BEGINNING, BEING SITUATED IN THE DONATION LAND CLAIM OF GEORGE JEFFREY NO. 69, IN TOWNSHIP 8 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON. SAVE AND EXCEPT: A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, SAID TOWNSHIP AND RANGE; THENCE SOUTH 0°19'38" EAST 506.98 FEET TO A 5/8 INCH REBAR SET FROM THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°19'38" EAST 151.80 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 510, PAGE 490, MARION COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND NORTH 89°29'00" WEST 535.32 FEET (RECORD NORTH 89°55' WEST 535.45 FEET) TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, SAID VOLUME 510, PAGE 490, MARION COUNTY DEED RECORDS; THENCE NORTH 53°59'13" EAST 354.18 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 76°07'00" EAST 255.40 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, TOWNSHIP 8 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON; THENCE SOUTH 3°11'24" WEST 500.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1°00'00" WEST 43.00 FEET; THENCE SOUTH 2°04'00" WEST 64.00 FEET; THENCE SOUTH 58°25'00" WEST 147.00 FEET; THENCE SOUTH 1°58'00" WEST 170.00 FEET; THENCE SOUTH 3°49'00" EAST 197.00 FEET; THENCE SOUTH 33°53'00" WEST 120.00 FEET; THENCE SOUTH 1°57'00" WEST 34 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF VITAE SPRINGS ROAD, COUNTY ROAD NO. 802 FOR THE POINT OF TERMINATION. APN/PARCEL #R33721

Commonly known as: 6125 Belle Pond Way S, Salem, OR 97306

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. 14C21505, to me directed in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT INC. ALTERNATIVE LOAN TRUST 2006-J5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-J5, Plaintiff, vs. BRENT HAHN, FINANCIAL SERVICES BUREAU LIMITED, BOBBI JO HAHN, NATIONSTAR MORTGAGE LLC, U PP, PORTFOLIO RECOVERY ASSOCIATES, DISCOVER BANK, LVNV FUNDING LLC, SECURITY CREDIT SERVICES LLC, STATE OF OREGON, DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendants.

Writ of Execution dated the 25th day of August, 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.