

**NOTICE OF SHERIFF'S SALE**

Execution in Foreclosure  
(Real Property)

On the 15th day of June, 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 AN IRON PIPE, WHICH IS 30 FEET NORTH ALONG THE WEST LINE FROM THE SOUTHWEST CORNER OF LOT SEVEN (7), BLOCK TEN (10) OF MORNINGSIDE ADDITION TO THE CITY OF SALEM, MARION COUNTY, OREGON AND 210.00 FEET EAST AND PARALLEL TO THE SOUTH LINE OF SAID LOT; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOT 153.00 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 80.00 FEET TO AN IRON PIPE ON THE WEST LINE OF 12 STREET; THENCE SOUTH ALONG THE WEST LINE OF 12 STREET, 153.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE ABOVE SAID LOT, 80.00 FEET TO THE PLACE OF BEGINNING.

Commonly known as: 3223 12th Street SE, Salem, OR 97302

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. 17CV27252, to me directed in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMBBS 2007-HYB2), Plaintiff, vs. CARMEN PENALOZA, OREGON CREDIT & COLLECTIONS BUREAU, INC., COLUMBIA COLLECTION SERVICE INC., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3223 12TH STREET SE, SALEM, OR 97302, Defendants.

Writ of Execution dated the 24th day of January, 2018.

**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.