

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

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE  
COMPANY,

Plaintiff(s),

vs.

THE ESTATE OF MARILYN FOLSOM; THE UNKNOWN HEIRS,  
DEVISEES, AND ASSIGNEES OF MARILYN FOLSOM; JULIE ANN  
FARMER; WAYNE ALLISON FOLSOM; JOHN FRANKLIN GARDNER;  
ROBERT LOUIS ROSSI; NICKY J. ROSSI; STATE OF OREGON;  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL  
OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY  
KNOWN AS 627 NW HEATH STREET, DALLAS, OR 97338,

Defendant(s).

No. 17CV32297

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

On 06-19-18, 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 08-27-07, 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 FORTY-NINE (49), MEADOWHAVEN HEIGHTS PHASE III, IN THE CITY OF DALLAS, COUNTY OF POLK AND STATE OF OREGON

More commonly known as 627 NW HEATH ST. DALLAS, OR. 97338

Said sale is made pursuant to a Writ of Execution dated 05-02-18, 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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