

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 31st day of July, 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:

LOT 18, BLOCK 2, WAGON ROAD VILLAGE, IN THE CITY OF SALEM, MARION COUNTY, OREGON.

Commonly known as: 482 Powderhorn Court SE, Salem, OR 97317

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. 17CV42374, to me directed in the case of FLAGSTAR BANK, FSB, Plaintiff, vs. JAMES W. BETTS II AKA JAMES WESTLY BETTS JR, II, RAY KLIEN INC., STATE OF OREGON DEPARTMENT OF CONSUMER & BUSINESS SERVICES , ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 482 POWDERHORN CT SE, SALEM, OR 97317, Defendants.

Writ of Execution dated the 4th day of April, 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.