

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:

LOTS 1 AND 2, BLOCK 10, AND LOTS 3-8, BLOCK 10, TOWN PLAT OF BUTTEVILLE, MARION COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED SECOND STREET BEING THE SOUTHEASTERLY THIRTY FEET OF SECOND STREET LYING BETWEEN UNION STREET AND LANE STREET AND ABUTTING BLOCK 10, BUTTEVILLE, MARION COUNTY, OREGON, AS SHOWN IN VOLUME 1, PAGE 6 BOOK OF TOWN PLATS OF MARION COUNTY, OREGON AND THE VACATED ALLEY IN BLOCK 10 OF BUTTEVILLE THAT WOULD INURE TO THE SUBJECT PROPERTY BY VACATION ORDER RECORDED MARCH 11, 1998 IN REEL 1468, PAGE 787, FILM RECORDS. APN/PARCEL #R43970

Commonly known as: 10791 Arndt Road NE, Aurora, OR 97002

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. 13C16333, to me directed in the case of NATIONSTAR MORTGAGE COMPANY LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. UNKNOWN HEIRS OF PEARL KOSTA, RICHARD KOSTA, SR., PERSONAL REPRESENTATIVE OF THE ESTATE OF PEARL KOSTA, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PROPERTY, Defendants.

Writ of Execution dated the 19th 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.