

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

USAA FEDERAL SAVINGS BANK,

Plaintiff(s),

vs.

KYLE BRADEN EVERSON; DONNALEE W. EVERSON; WEST  
MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.; PARTIES IN  
POSSESSION,

Defendant(s).

No. 17CV47651

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

On 07-05-18, 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 04-29-15, 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:

PARCEL 3, PARTITION PLAT 2006-0032; RECORDED SEPTEMBER 14, 2006, PAGE 15341 OF PARTITION PLATS, IN THE CITY OF SALEM, POLK COUNTY, OREGON

More commonly known as 1445 WEST MEADOWS DR. NW SALEM, OR. 97304

Said sale is made pursuant to a Writ of Execution dated 03-26-18, 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

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By: Jay M. Schmoyer, Civil Deputy  
For Mark Garton, Sheriff

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