

## NOTICE OF SHERIFF'S SALE

Execution in Foreclosure  
(Real Property)

On the 14th day of September, 2022 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:

A PART OF LOT 6, BLOCK 6, IN SOUTH WEST ADDITION TO THE TOWN OF SALEM, IN THE CITY OF SALEM, MARION COUNTY, STATE OF OREGON, (SEE VOLUME 1, PAGE 28, RECORD OF TOWN PLATS FOR SAID COUNTY AND STATE), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING THENCE SOUTH ALONG THE ALLEY PARALLEL WITH FIR STREET, 100 FEET; THENCE WEST PARALLEL WITH MILLER STREET, 45 FEET; THENCE NORTH PARALLEL WITH FIR STREET, 100 FEET TO THE SOUTHERLY LINE OF MILLER STREET, THENCE EAST ALONG THE SOUTH LINE OF MILLER STREET 45 FEET TO THE PLACE OF BEGINNING.

Commonly known as: 260 MILLER ST SOUTH, 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. 19CV18843, to me directed in the case of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERILL LYNCH MORTGAGE INVESTORS, INC., MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-OAR5, Plaintiff, vs. CHARLES H. STRINGHAM, INDIVIDUALLY AND AS TRUSTEE OF THE CHARLES H. STRINGHAM TRUST, UNDER AGREEMENT DATED APRIL 28, 2011, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., TOWD POINT MORTGAGE TURST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, UNITED STATES OF AMERICA, PARTIES IN POSSESSION, Defendants.

Writ of Execution dated the 5th day of May, 2022.

**NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY.** You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

**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.

**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. Only the judgment creditor who obtained the writ may credit bid up to the writ amount plus allowable costs. The judgment creditor must have cash or cashier's check in hand for any difference above the amount of the writ and allowable costs.

Interested parties can obtain additional information about this sale, including the creditor's written bid (if received), postponements and final sale price by going to: [www.co.marion.or.us/so](http://www.co.marion.or.us/so), and selecting Real Property Sale Search under "Quick Links".

Joe Kast, Sheriff  
Marion County, Oregon

By: Brian Wallace, Deputy

Publication: Oregon State Sheriff's Association, Keizer Times  
First Publication: August 12, 2022  
Last Publication: September 08, 2022