

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 3rd day of October, 2023 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:

BEGINNING AT AN IRON PIPE ON THE NORTH LINE OF LOT 8, THE RUTHERFORD FRUIT TRACTS, WHICH IS SOUTH 89° 45' WEST 413.32 FEET FROM THE NORTHEAST CORNER OF LOT 8, THE RUTHERFORD FRUIT TRACTS IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF SALEM, MARION COUNTY, STATE OF OREGON; RUNNING THENCE SOUTH 89° 45' WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 103.33 FEET TO AN IRON PIPE; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 8, A DISTANCE OF 145.14 FEET TO AN IRON PIPE ON THE NORTH LINE OF A ROAD; THENCE NORTH 89° 45' EAST PARALLEL WITH THE NORTH LINE OF LOT 8, A DISTANCE OF 103.33 FEET TO AN IRON PIPE WHICH IS A 413.32 FEET SOUTH 89° 45' WEST FROM THE EAST LINE OF LOT 8; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 8, A DISTANCE OF 145.14 FEET TO THE PLACE OF BEGINNING

Commonly known as: 3657 Watson Ave NE, Salem, OR 97305

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. 23CV01608, to me directed in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVISEES OF LEANN BATY AKA LE ANN BATY, A DECEASED INDIVIDUAL, LEVI BATY AS POTENTIAL HEIR OR DEVISEE OF LEANN BATY AKA LE ANN BATY, CAPITAL ONE AUTO FINANCE, INC., RAY KLEIN INC., DOING BUSINESS AS PROFESSIONAL CREDIT SERVICE, ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3657 WATSON AVE NE, SALEM, OR 97305, Defendants.

Writ of Execution dated the 8th day of June, 2023.

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, and selecting Real Property Sale Search under "Quick Links".

Nick Hunter, Sheriff
Marion County, Oregon

By: Brian Wallace, Deputy

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