

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

REVERSE MORTGAGE SOLUTIONS, INC.)	
Plaintiff)	Court Case No. 22CV24459
)	Sheriff Case No. 2023001012
)	
vs.)	
)	
THE UNKNOWN HEIRS AND DEVISEES OF MARJORIE)	
BUXTON AKA MARJORIE FLORENCE BUXTON AKA)	
MARJORIE F. BUXTON; THE UNKNOWN HEIRS AND)	
DEVISEES OF JASPER DALE BUXTON AKA J. DALE)	
BUXTON AKA JASPER BUXTON; GLEN BUXTON;)	
STATE OF OREGON DEPARTMENT OF REVENUE;)	
STATE OF OREGON; OCCUPANTS OF THE PROPERT)	
Defendants.)	

STATE OF OREGON)	
)	ss.
County of Baker)	

NOTICE OF SHERIFF'S SALE
(Real Property)

On January 02, 2024, at the hour of 09:00 a.m. at the Baker County courthouse, 1995 Third Street, Baker City, Oregon 97814, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Baker County Sheriff's Office, subject to redemption, in the following described real property:

**Lot 15, BLUE MOUNTAIN PARK SUBDIVISION NO. 3, in Baker City, County of Baker and State of Oregon.
and commonly known as: 3595 9th Drive, Baker City, OR 97814.**

Said sale is made pursuant to a Writ of Execution of Real Property Foreclosure dated November 06, 2023, issued out of the Circuit Court of the State of Oregon for the County of Baker where REVERSE MORTGAGE SOLUTIONS, INC. is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF MARJORIE BUXTON AKA MARJORIE FLORENCE BUXTON AKA MARJORIE F. BUXTON; THE UNKNOWN HEIRS AND DEVISEES OF JASPER DALE BUXTON AKA J. DALE BUXTON AKA JASPER BUXTON; GLEN BUXTON; STATE OF OREGON DEPARTMENT OF REVENUE; STATE OF OREGON; OCCUPANTS OF THE PROPERTY is defendant.

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.

IMPORTANT NOTICE TO DEBTOR REGARDING REDEMPTION RIGHTS:

1. You should be careful about offers to sell rights to surplus funds.
2. 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).
3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Baker County Sheriff will be accepted. Payment must be made in full immediately upon conclusion 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 in hand for any difference above the amount of the Writ and allowable costs.

Travis Ash, Sheriff
Baker County, Oregon

By: A. Bowers, Civil Deputy

