

## NOTICE OF SHERIFF'S SALE

Execution in Foreclosure  
(Real Property)

On the 9th day of April, 2024 at the hour of 11:00 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:

LOT 3, BLOCK 1, LAGUNA VILLAGE SOUTH II, IN THE CITY OF SALEM, MARION COUNTY,  
OREGON. APN: 083W02BD00700

Commonly known as: 1519-1529 Salishan Street SE, Salem, OR 97302-3339

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. 23CV21547, to me directed in the case of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-4, Plaintiff, vs. PD HOLDING, LLC, DONNY TRAN, ALL OCCUPANTS OF THE PREMISES OF 1519-1529 SALISHAN STREET SOUTHEAST, SALEM OREGON, Defendants.

Writ of Execution dated the 26th day of December, 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](http://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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