

State of Oregon)
)
County of Yamhill)

Court Case# 16CV37210

**NOTICE OF SHERIFF'S SALE
(Real Property)**

On 28th day of November 2017 at the hour of 10:00 a.m. at the Yamhill County Courthouse, in the City of McMinnville, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Yamhill County Sheriff's Office, subject to redemption, Yamhill County, Oregon, in the following described real property:

Legal Description: See Exhibit "1"

The property is commonly known as: 634 NW Evans Street, Sheridan, OR 97378

Said sale is made pursuant to a Writ of Execution dated 5th day of September 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United State of America, is plaintiff, and Steve D. Arrant; occupants of the property, is defendant.

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: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a 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 Yamhill 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.

Tim Svenson, SHERIFF
Yamhill, Oregon

By _____
Civil Clerk , Candice Bernard

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EXHIBIT 1

Being a part of the A.B. Faulconer Donation Land Claim, Notification No. 6711, Claim No. 43 in Township 5 South, Range 6 West of the Willamette Meridian in Yamhill County, Oregon, and bounded and described as follows, to-wit:

Beginning at a point 13.47-1/3 chains North of the Northeast corner of Block 1 in GARDINERS ADDITION to Sheridan, Yamhill County, Oregon, said beginning point being the Northeast corner of the former H. C. Rowell land, and running thence North 180 feet to the Southeast corner of the tract conveyed to Kenneth E. Yoder et ux, in deed recorded October 22, 1971 in Film Volume 86, Page 1461; thence West 193.26 feet to a point; thence South 180 feet to the North line of the former H.C. Rowell land; thence East 193.26 feet to the point of beginning.