

State of Oregon)
)
County of Yamhill)

Court Case# 16CV27574

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

On 7th day of December 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 A

The property is commonly known as: 16003 NW Tupper Road, Yamhill, Oregon 97148 ("Subject Property")

Said sale is made pursuant to a Writ of Execution dated the 6th day of October 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

U.S. Bank Trust, N.A., as trustee for LSF9 Master Participation Trust, is plaintiff, and Ronald E. Stout; Sherry A. Eagle; Wells Fargo Financial Bank; and all other persons or parties unknown claiming any right, title, lien, or interest in the real property commonly known as 16003 NW Tupper Road, Yamhill, Oregon 97148 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 A

PARCEL I:

BEING A PART OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 27 WITH THE SOUTH LINE OF COUNTY ROAD #246 SAID POINT BEING SOUTH 00°13' EAST 253.2 FEET FROM THE NORTH 1/16 CORNER BETWEEN SECTIONS 26 AND 27; THENCE SOUTH 00°13' EAST ALONG THE EAST LINE OF SECTION 27 A DISTANCE OF 924.7 FEET TO AN IRON PIPE SET ON THE NORTH LINE OF A PRIVATE ROAD; THENCE NORTH 44°16' WEST ALONG THE NORTH LINE OF SAID PRIVATE ROAD, 267.7 FEET TO AN IRON PIPE; THENCE NORTH 72°06 1/2' WEST ALONG THE NORTH LINE OF SAID ROAD, 67.2 FEET TO AN IRON PIPE; THENCE SOUTH 89°09 1/2' WEST ALONG THE NORTH LINE OF SAID ROAD, 290.0 FEET TO AN IRON PIPE; THENCE NORTH 00°13' WEST 941.1 FEET TO AN IRON PIPE SET ON THE SOUTH LINE OF COUNTY ROAD # 246; THENCE SOUTH 70°22' EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, 308.3 FEET TO AN IRON PIPE; THENCE SOUTH 64°14 12' EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, 278.1 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

BEING A PART OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SECTION 26 AND 27 IN SAID TOWNSHIP AND RANGE; THENCE NORTH 00°13' WEST ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 46.7 FEET TO AN IRON PIPE SET ON THE SOUTH BOUNDARY OF A PRIVATE ROAD; THENCE NORTH 39°02' WEST ALONG THE SOUTH LINE OF SAID PRIVATE ROAD 296.9 FEET TO AN IRON POPE; THENCE NORTH 73°00' WEST ALONG THE SOUTH LINE OF SAID ROAD 66.9 FEET TO AN IRON PIPE; THENCE NORTH 88°13 1/2' WEST ALONG THE SOUTH LINE OF SAID ROAD, 250.1 FEET TO AN IRON POPE; THENCE SOUTH 00°13' EAST 210.1 FEET TO AN IRON PIPE; THENCE SOUTH 11°13' EAST 34,5 FEET TO THE POINT OF LOW WATER ON THE NORTH YAMHILL RIVER; THENCE FOLLOWING THE LOW WATER MARK DOWN-STREAM AS FOLLOWS: NORTH 47°09' EAST 120.0 FEET; NORTH 44°17' EAST 97.2 FEET; NORTH 65°12 1/2' EAST 102.9 FEET; SOUTH 72°45 1/2' EAST 67.0 FEET; SOUTH 38°11 1/2' EAST 202.3 FEET; SOUTH 20°14' EAST 180.0 FEET TO THE EAST LINE OF SAID SECTION 27; THENCE NORTH 40.0 FEET TO AN IRON PIPE; THENCE NORTH 00°13' WEST ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 53.4 FEET TO THE PLACE OF BEGINNING,