

State of Oregon        )  
                                  )  
County of Yamhill     )

Court Case# 16CV39827

**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 "A"

The property is commonly known as: 9025 SE Terrace View Court, Amity, OR 97101

Said sale is made pursuant to a Writ of Execution dated 15th day of September 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

US Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, is plaintiff, and Alice Van Leunen; Cynthia Mason; State of Oregon; Metropolitan Agencies, Inc.; parties in possession, 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"

PART OF LOTS 1 AND 2, WOODED TERRACE ESTATES IN SECTIONS 11 AND 14, TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH  $04^{\circ} 58' 14''$  WEST 140.00 FEET ALONG THE WEST LINE OF LOT 2 TO AN IRON ROD; THENCE SOUTH  $87^{\circ} 26' 10''$  EAST 142.78 FEET TO AN IRON ROD; THENCE NORTH  $50^{\circ} 54' 38''$  EAST 258.17 FEET TO AN IRON ROD; THENCE NORTH  $20^{\circ} 00' 00''$  EAST 113.96 FEET TO AN IRON ROD; THENCE NORTH  $74^{\circ} 17' 58''$  EAST 249.43 FEET TO AN IRON ROD ON THE EAST LINE OF SAID LOT 1; THENCE NORTH  $05^{\circ} 50' 58''$  WEST 586.74 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH  $81^{\circ} 38' 30''$  WEST 555.98 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH  $04^{\circ} 56' 49''$  WEST 415.61 FEET ALONG THE WEST LINE OF LOT 1 TO THE EASTERLY MARGIN OF TERRACE VIEW COURT; THENCE SOUTHERLY 290.21 FEET ALONG SAID EASTERLY MARGIN TO THE POINT OF BEGINNING.