

State of Oregon)
)
County of Yamhill)

Court Case# 17CV05731

**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: Lot 5 and 6, Block 5, Bebee's Addition, to the City of Sheridan, Yamhill County, Oregon,

The property is commonly known as: 130 SW Madison Street, Sheridan, OR 97378-1825 ("Subject Property")

Said sale is made pursuant to a Writ of Execution dated 26th day of September 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

CitiMortgage, Inc., is plaintiff, and Terri A. Yates; Oregon Affordable Housing and Assistance Corporation; Capital One Bank (USA), N.A.; Discover Bank; Portfolio Recovery Associates, LLC; Cavalry SPV I, LLC; and all other persons or parties unknown claiming any right, title, lien, or interest in the real property commonly known as 130 SW Madison Street, Sheridan, OR 97378 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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