

State of Oregon)
)
County of Yamhill)

Court Case# 17CV14003

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

On 14th 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:

Described in the Deed of Trust as: A Tract of land in Section 4, Township 3 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, described as follows: Beginning at an iron rod in the East line of Balm Street in the Town of Yamhill that id North 89 degrees 56' East, 4.44 feet and North 12.90 feet from the Northwest corner of that certain Tract of land described in the Deed to Piaquadio recorded in Film Volume 107, Page 1690, Yamhill County Deed and Mortgage Records; thence North 89 degrees 56' East 72.78 feet parallel with the North line of said Piaquadio Tract to an iron rod; thence South 110.00 feet parallel with East line of said Balm Street to an iron rod; thence South 89 degrees 56' West, 72.78 feet to iron rod in the East line of said Balm Street; thence North 110.00 feet to the point of beginning.

And more accurately described as: A Tract of land in Section 4, Township 3 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, described as follows:

Beginning at an iron rod in the East line of Balm Street in the town of Yamhill that is North 89 degrees 56' East, 4.44 feet and North 12.90 feet from the Northwest corner of that certain Tract of land described in Deed to Piaquadio recorded in Film Volume 107, Page 1690, Yamhill County Deed and Mortgage Records; thence North 89 degrees 56' East 72.78 feet parallel with the North line of said Piaquadio Tract to an iron rod; thence South 110.00 feet parallel with East line of said Balm Street to an iron rod; thence South 89 degrees 56' West, 72.78 feet to an iron rod in the East line of said Balm Street; thence North 110.00 feet to the point of beginning.

Property is commonly known as: 185 North Balm Street, Yamhill, Oregon 97148

Said sale is made pursuant to a Writ of Execution dated 17th day of October, 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where:

Bank of America, N.A., is plaintiff, and Anthony R Holloway; Deborah L Holloway; State of Oregon; 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 _____
Tammy Runyon, Civil Deputy

OSSA Publication:

First Publication 11-09-17
Last Publication 12-06-17

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