

State of Oregon)
)
County of Yamhill)

Court Case# 16CV18623

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

On 19th 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: Described in the Deed of Trust as: Lot 93, Original, Town of Dayton, in the County of Yamhill and State of Oregon. And more accurately described as: Lot 93, Original Town of Dayton, in the County of Yamhill and State of Oregon

The property is commonly known as: 113 Main Street, Dayton, Oregon 97114,

Said sale is made pursuant to a Writ of Execution dated 8th day of November 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

U.S. Bank National Association, as trustee, successor in interest to Bank of America, National Association as successor by Merger to Lasalle Bank National Association, as trustee for certificateholders of Bear Stearns Asset Backed securities I LLC, asset-backed certificates, series 2007-HE2 is plaintiff, and Terisa Hibdon, individually and as personal representative of The Estate of Varner Ray Petty; Kathryn Raymond; Richard Petty; unknown heirs of Varner Ray Petty; United Finance Co.; 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 _____
Civil Clerk , Candice Bernard
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