

State of Oregon        )  
                                  )  
County of Yamhill     )

Court Case# 13CV03111

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

On 22nd day of February 2018 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: A tract of land situated in sections 20 and 21, township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows: Beginning at a point that is 55.27 Feet South of the Southeast corner of Lot 35, McMinnville College Addition to the City of McMinnville, which point is also the Southeast corner of the tract of land conveyed to Charles R. Martin and wife by deed recorded February 13, 1968 in film volume 65, page 991, Deed and Mortgage Records; thence South 45.22 Feet to the Northeast corner of that Tract of Land conveyed to Darrell Douglas Crimmins and wife by deed recorded March 25, 1969 in film volume 74, page 1946, deed and mortgage records thence West along the North Line of Said Crimmins Tract, 81.95 Feet to the Southeast corner of a tract of land conveyed to Mabel L. Voll by bargain and sale deed recorded August 11, 1972 in film volume 90 page 1547, deed and mortgage records; Thence North along the East line of said Voll Tract, 45.09 Feet to the Southwest corner of the Martin Tract in film volume 65, page 991; thence East along the South line of said Martin tract, 81.95 Feet to the true point of beginning.

The property is commonly known as: 333 Southeast Cowles Street, McMinnville, OR 97128 (the "Property")

Said sale is made pursuant to a Writ of Execution dated 9th day of October 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for VM Trust series 1, a Delaware Statutory Trust, its successors in interest and or/assigns, is plaintiff, and Nicole Dell; and occupants of the premises, 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  
Publication: Oregon State Sheriff's Association, News Register

First Publication 1/19/2018  
Last Publication 2/15/2018