

State of Oregon)
)
County of Yamhill)

Court Case# 17CV15883

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

On 8th 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: Beginning at the Southwest corner of the premises conveyed to Louis H. Buczynski, et ux, by deed recorded April 7, 1953 in Book 169, Page 352, Deed Records of Yamhill County, Oregon, said point being 1069.8 feet South and 1686.9 feet East of the Northwest corner of the Donation Land Claim of Enos Williams in Township 5 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North 88°24' West along the North margin of Nursery Street, 57 feet; thence North 00°05' West, 108 feet; thence North 88°24' West 7.5 feet; thence North 00°05' West 18 feet; thence South 88°24' East parallel with Nursery Street, 64.5 feet to an inner angle in said Buczynski tract; thence South 00°05' East 126 feet to the place of beginning,

The property is commonly known as: 510 Nursery St, Amity, Oregon 97101

Said sale is made pursuant to a Writ of Execution dated 21st day of December 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2004-SD3, Mortgage Pass-Through Certificates, Series 2004-SD3, is plaintiff, and Kathryn B. Homen AKA Kathryn Beatrice Homen; unknown heirs and devisees of Walter J. Homen; Quick Collect, Inc.; Columbia Collection Service, Inc.; occupants of the property, 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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