

State of Oregon        )  
                                  )  
County of Yamhill     )

Court Case# 15CV31357

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

On 15th day of March 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: Being a part of the Donation Land Claim of Charles B. Graves and wife, Notification No. 5239, Claim No. 57, in Section 35 Township 5 South, Range 6 West of the Willamette Meridian in Yamhill County, Oregon, and being more particularly described as follows: Beginning at an iron pipe set on the East boundary line of Schley Street in the City of Sheridan, Oregon, at a point which is 314 Feet South 89° East and thence 129.5 feet North 1° East from the Southeast corner of Block 2 of South Sheridan in said County and State aforesaid, and running thence North 1° East 48 feet; thence Easterly to the Northeast corner of premises described in a certain Warranty Deed to from S. J. Sandford and Wife to L. J. Cain, which deed is dated March 27, 1912 and recorded April 4, 1912 in Book 63, Page 222 of the Record of Deeds for said Yamhill County, Oregon; thence South 1° West 43.3 feet to an iron pipe; thence North 86° 50' West about 145 feet to the Place of Beginning

The property is commonly known as: 223 SE Schley Street, Sheridan, Oregon 97378 ("Property")

Said sale is made pursuant to a Writ of Execution dated 4th day of December 2017 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Ditech Financial LLC FKA Green Tree Servicing LLC, is plaintiff, and Cecile C. Becker, an individual; Daniel T. Becker, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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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