

State of Oregon        )  
                                  )  
County of Yamhill     )

Court Case# 14CV01997

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

On April 10, 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: Real Property in the County of Yamhill, State of Oregon, described as follows: Part of the Donation Land Claim of James Johnson and wife, Claim No. 67, notification No. 1563 in Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, and being a part of the Southwest Quarter of Section 22 in said Township and Range, said part being bounded as follows: Beginning at the Northwest corner of the South half of said Donation Land Claim; thence South 21.50 chains to the Northwest corner of "Pierce Tract"; thence East 4.68 chains; thence North 21.28 chains to center of Carlton and Lafayette Road; thence North 87°40' West 4.68 chains to the place of beginning. Excepting that portion conveyed to the City of Carlton by deed recorded April 1, 1976 in Film Volume 111, Page 935, Deed and Mortgage Records. Tax Parcel Number: R342201400

The property is commonly known as: 640 East Main Street, Carlton, Oregon 97111-9120

Said sale is made pursuant to a Writ of Execution dated January, 24 2018 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Wells Fargo Bank, N.A., its successors in interest and/or assigns, is plaintiff, and Debra S. Johnson-Clayton; Robert Lynn Clayton; Mortgage Electronic Registration Systems Inc., as Nominee for SCME Mortgage Banks, Inc.; City of Carlton; and occupants of the premises Wells Fargo Bank, N.A., its successors in interest and/or assigns, 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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