

State of Oregon)
)
County of Yamhill)

Court Case# 16CV28515

**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: A tract of land in Section 5, Township 5 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, and being more particularly described as follows: Beginning at an iron rod at the intersection of the Westerly margin of Highway 99W and the Westerly margin of the Southern Pacific Railroad, said iron rod bears South 52°46'22" East 1222.32 feet from the angle corner in the Northerly line of the W. J. Garrison Donation Land Claim No. 40 (basis of bearing is CS-12100); thence North 83°52'40" West 144.32 feet to an iron rod; thence South 89°53'17" West 118.58 feet to an iron rod; thence South 31°18'24" West 38.32 feet to an iron rod; thence South 10°18'14" West 118.92 feet to an iron rod; thence South 04°38'48" East 98.13 feet to an iron rod; thence South 60°17'55" East 51.51 feet to an iron rod; thence South 23°44'31" West 26.72 feet to an iron rod; thence South 66°46'06" East 220.36 feet the Westerly margin of the Southern Pacific Railroad and a point on a curve concave to the East having a radius of 2905.00 feet; thence Northerly 344.38 feet along said Westerly margin (chord= North 08°46'55" East 344.18 feet); thence North 12°10'41" East 29.80 feet along said Westerly margin to the point of beginning. TOGETHER WITH A 30' WIDE ACCESS & UTILITIES easement the center line of which is described as follows: Beginning at an iron rod at the intersection of the Westerly margin of Highway 99W and the Westerly margin of the Southern Pacific Railroad, said iron rod bears South 52°46'22" East 1222.32 feet from the angle corner in the Northerly line of the W.J. Garrison Donation Land Claim No. 40; thence North 27°34'23" West 76.77 feet along the Westerly margin of Highway 99W to the TRUE POINT OF BEGINNING; thence South 61°33'32" West 40.29 feet to the beginning of a curve concave to the North having a radius of 153.00 feet; thence Westerly 75.65 feet along said curve (chord= South 75°43'25" West 74.88 feet); thence South 89°53'17" West 121.13 feet to a point that is South 44°58'15" East 1002.62 feet from the angle corner in the Northerly line of the W. J. Garrison Donation Land Claim No. 40 and the end of said 30 foot wide easement. ALSO TOGETHER WITH A 20' WIDE ACCESS & UTILITIES easement the center line of which is described as follows: Beginning at a point that is South 44°58'15" East 1002.62 feet from the angle corner in the Northerly line of the W. J. Garrison Donation Land Claim No. 40; thence South 31°18'24" West 51.64 feet; thence South 10°18'14" West 120.77 feet to the end of said 20 foot wide easement.

The property is commonly known as: 9005 SW Trestle View Ln, McMinnville OR 97128

Said sale is made pursuant to a Writ of Execution dated January, 16 2018 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Bayview Loan Servicing, LLC, is plaintiff, and Travis Jones; Turning Leaf Homes III, LLC; Columbia State Bank; Metropolitan Agencies Inc; Megan Marie Jones; Cach, LLC; 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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