

State of Oregon)
)
County of Yamhill)

Court Case# 15CV33703

**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: Parcel 1 Parcel 1 of Partition Plat 1998-47, recorded September 4, 1998 in Volume 5, page 98, City of Yamhill, County of Yamhill, State of Oregon. Parcel 2 A tract of land in section 4, Township 3, South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, described as follow: Beginning 9.35 chains North of the Southeast corner of the Alfred Job Donation land Claim No. 78, Notification No. 1498, also being the Northeast corner of that certain tract of land described in Film Volume 107, Page 1690, Yamhill County Deed Records; thence North 42.9 feet to an Iron rod set for the initial point of Partition Plat No. 1993-51 recorded September 14, 1993 in Yamhill County Records; thence North 89°50'45" West along the South line of Said Partition Plat to the Northeast corner of that certain tract of land described in Film Volume 155, Page 698, Yamhill County Deed Records; thence South 42.9 feet to the North line of that certain tract of land described in film volume 107, page 1690; thence East to the POINT OF BEGINNING

The property is commonly known as: 990 E Main Street, Yamhill, Oregon

Said sale is made pursuant to a Writ of Execution dated February, 14 2018 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Gordon N. Zimmerman, Trustee, is plaintiff, and Timothy D. Landauer, 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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