

State of Oregon)
)
County of Yamhill)

Court Case# 16CV27826

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

On June, 14 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:

A tract of land in Section 29, Township 4, Range 5 West of the Willamette Meridian, in Yamhill County, Oregon described as follows:

BEGINNING at a point on the West line of Section 29 that is Northerly along said line 300.0 feet from the Southwest corner of said Section; thence continuing Northerly along said West line 500.0 feet; thence South 81° 15 min. East 530.0 feet to a point in the West line of a 60.00 foot easement road; thence Southeasterly along said West line 315.0 feet to a point that is North 78° East from the point of beginning; thence South 78° West 634.0 feet more or less to the point of beginning.

PARCEL 2:

A tract of land in Section 29, Township 4 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon described as follows:

BEGINNING as a point on the Westerly line of a 60.00 foot road, being also the Northeast corner of that certain tract of land described in Film Volume 149, Page 367, Deed Records of Yamhill County, Oregon and running thence along said West line in a Southerly direction 315.0 feet, more or less, to the Southeast corner of said tract of land; thence North 78° 00 min. East 30.0 feet, more or less, to the center of said road; thence along the center of said road 300.00 feet, more or less, to a point which bears South 81° 15 min. East from the point of beginning; thence North 81° 15 min. West 30.0 feet, more or less, to the point of beginning.

The property is commonly known as: 9750 SW Red Alder Road, McMinnville, OR 97128

Said sale is made pursuant to a Writ of Execution dated April, 2 2018 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Prof-2013-M4 Legal Title Trust II, By U.S. Bank National Association, as legal title trustee, is plaintiff, and Norman J. Herd aka Norman James Herd; the unknown heirs and devisees of Peggy A herd aka Peggy Ann Herd; Mortgage Electronic Registration Systems Inc.; Countywide Bank, N.A.; Cindy Bullen; Jeffrey L Herd; 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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