

State of Oregon        )  
                                  )  
County of Yamhill     )

Court Case# 15CV01545

**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: A PORTION OF LOTS 1 AND 7, BLOCK 2, THOMAS ADDITION TO THE CITY OF AMITY, COUNTY OF YAMHILL AND STATE OF OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2; THENCE SOUTH 89°56'22" EAST, 72.16 FEET ALONG THE NORTH LINE OF SAID LOT TO AN IRON ROD, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°56'22" EAST, 63.07 FEET ALONG THE NORTH LINE OF SAID LOT TO AN IRON ROD THAT IS ON RECORD AS BEING SOUTH 89°55'40" EAST, 9 FEET FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 2 OF THAT TRACT OF LAND CONVEYED TO ELLA M. KROENIG BY DEED RECORDED DECEMBER 15, 1989 IN FILM VOLUME 239, PAGE 31, DEED RECORDS; THENCE SOUTH 03°49'23" WEST ALONG THE EAST LINE OF THE KROENIG TRACT, 70.16 FEET PASSING AN IRON ROD, 60.14 FEET TO THE NORTH MARGIN OF 2ND STREET AS VACATED IN CITY ORDINANCE NO. 524 RECORDED IN FILM VOLUME 317, PAGE 314, YAMHILL COUNTY DEED RECORDS; THENCE NORTH 89°55'40" WEST, 63.07 FEET ALONG THE NORTH MARGIN OF 2ND STREET TO A POINT THAT IS SOUTH 03°49'23" WEST, 70.15 FEET FROM THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID MARGIN OF 2ND STREET NORTH 03°49'23" EAST, 70.15 FEET (PASSING AN IRON ROD AT 10.02 FEET) TO THE NORTH LOT LINE OF LOT 1, BLOCK 2, AND THE TRUE POINT OF BEGINNING

The property is commonly known as: 104 E 2nd Street, Amity, OR 97101

Said sale is made pursuant to a Writ of Execution dated March, 26 2018 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

Wilmington Savings Fund Society, FSB Doing Business as Christiana Trust, not in its individual capacity but solely as trustee for BCAT 2014-4TT, is plaintiff, and David M. Venhaus, an individual; State of Oregon, a government entity; 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

Publication: Oregon State Sheriff's Association, News Register

First Publication 5/8/2018  
Last Publication 6/4/2018