

State of Oregon        )  
                                  )  
County of Yamhill     )

Court Case# 17CV36610

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

On February 12, 2019 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 I:

THE NORTH ONE-THIRD OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, AS IN DEED RECORDED DECEMBER 11, 1969 IN FILM VOLUME 77, PAGE 1883, DEED AND MORTGAGE RECORDS.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING PORTION THEREOF:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL II AS SOLD ON CONTRACT TO MELVIN L. WINTERS, ET UX, BY INSTRUMENT RECORDED SEPTEMBER 2, 1970 IN FILM VOLUME 80, PAGE 1707, DEED AND MORTGAGE RECORDS; THENCE EAST ALONG THE SOUTH LINE THEREOF 60 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE THEREOF 60 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE THEREOF 60 FEET TO THE WEST LINE OF SAID ABOVE DESCRIBED PREMISES; THENCE ALONG THE WEST LINE THEREOF AND SOUTH 60 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL II AS SOLD ON CONTRACT TO MELVIN L. WINTERS, ET UX, BY INSTRUMENT RECORDED SEPTEMBER 2, 1970 IN FILM VOLUME 80, PAGE 1707, DEED AND MORTGAGE RECORDS; THENCE EAST ALONG THE SOUTH LINE THEREOF 60 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE THEREOF 60 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE THEREOF 60 FEET TO THE WEST LINE OF SAID ABOVE DESCRIBED PREMISES; THENCE ALONG THE WEST LINE THEREOF AND SOUTH 60 FEET TO THE PLACE OF BEGINNING.

The property is commonly known as: 22975 SW Spirit Mountain Rd. Ground Ronde, OR 97347 ("Subject Property")

Said sale is made pursuant to a Writ of Execution dated November 29, 2018 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

JPMorgan Chase Bank, National Association, is plaintiff, and Bryan Fendall, Affidavit and claiming Successor for the Estate of Bradley Allan Fendall; Becky Lynn Fendall; Bryan Fendall; Eric Fendall; Jamie Fendall and all other persons or parties unknown claiming any right, title, lien, or interest in the real property commonly known as 22975 SW Spirit Mountain Rd, Grand Ronde, OR 97347, 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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