

State of Oregon)
)
County of Yamhill)

Court Case# 17CV48350

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

On March 7, 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: A part of Block 3, Hillcrest Addition to the City of Sheridan, Yamhill County, Oregon, more particularly described as follows: Beginning at the Southeast corner of that Tract of land conveyed to Robert B. Shown, et ux., by Deed recorded September 24, 1968, in Film Volume 72, Page 748. Deed and Mortgage Records of Yamhill County, Oregon; thence North 3° East, 70 feet to the True Point of Beginning; thence North 3° East, 74 feet to the Northeast corner of said Shawn tract; thence North 89°20' West, 180 feet; thence South 3° West, 70 feet to the Northwest corner of that tract of land conveyed to Grace N. Freeman by Deed recorded December 1, 1975 in film Volume 109, page 655, Deed and Mortgage Records of Yamhill County, Oregon; thence Southeasterly along the Northerly line of said Freeman tract, 180 feet to the true place of beginning

The property is commonly known as: 640 NE Center Street, Sheridan OR 97378

Said sale is made pursuant to a Writ of Execution dated November 19, 2018 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

United States of America, acting through the Rural Housing Service or successor agency, United States Department of Agriculture,, is plaintiff, and Unknown heirs and devisees of George W. Cornell, deceased; unknown Heirs and Devisees of Lynette M. Cornell, deceased; all other persons or parties unknown claiming any right, title, lien, or interest in the Property described in the Complaint herein; Tim S. Jordan, individual; Denise S. Jordan, individual; City of Sheridan; and Oregon Department of Human Services,, 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

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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