

State of Oregon        )  
                                  )  
County of Yamhill     )

Court Case# 23CV11018

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

On January 11, 2024 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: BEGINNING 314.5 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 9 OF COZINE'S SECOND ADDITION TO THE CITY OF MCMINNVILLE IN YAMHILL COUNTY, OREGON; THENCE EAST 107.25 FEET; THENCE NORTH 100.5 FEET, THENCE WEST 107.25 FEET, THENCE SOUTH 100.5 FEET TO THE PLACE OF THE BEGINNING

The property is commonly known as: 648 SW ARTHUR ST, MCMINNVILLE, OR 97128-5802

Said sale is made pursuant to a Writ of Execution dated November 9, 2023 issued out of the Circuit Court of the State of Oregon for the County of Yamhill where

BANK OF AMERICA, N.A., is plaintiff, and THE ESTATE OF CAROLE R. BLAYNEY; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF CAROLE R. BLAYNEY; DARCY BLAYNEY; TODD BLAYNEY; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 648 SW ARTHUR STREET, MCMINNVILLE, OREGON 97128-5802, is defendant.

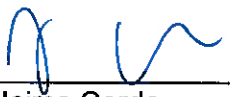
**PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY**

- 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.

**NOTICE TO DEBTOR:** You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950 (4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

Tim Svenson, SHERIFF  
Yamhill, Oregon

By  \_\_\_\_\_  
Deputy Jaime Cerda

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