

State of Oregon)
)
County of Yamhill)

Court Case# 23CV12286

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

On January 18, 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: LOT 15, HUNTERS MEADOW, IN THE CITY OF SHERIDAN, YAMHILL COUNTY, STATE OF OREGON

The property is commonly known as: 221 NW BLAIR STREET #15 STREET, SHERIDAN, OR 97378

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF JAMES SUITER AKA JAMES SUITER JR; DONNA JEAN GROBELNY AKA DONNA J. GROBELNY AKA DONNA GROBELNY; LYNDIA GAYLE SUITER AKA LYNDIA G. SUITER AKA LYNDIA SUITER; DIANE ALAINE RILEY AKA DIANE A. RILEY AKA DIANE RILEY; SHARON ANN DILORENZO AKA SHARON A. DILORENZO AKA SHARON DILORENZO; HUNTERS MEADOW HOMEOWNERS ASSOCIATION INC.; OCCUPANTS OF THE PROPERTY, is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

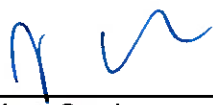
Before bidding at the sale, a prospective bidder should independently investigate:

- (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.

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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