

**IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF POLK**

WELLS FARGO BANK, NA, its successors in interest and/or assigns,

Plaintiff(s),

vs.

JASON J. SMITH AKA JASON JAY SMITH; BRENDA K. SMITH AKA  
BRENDA KAY SMITH; GORDON L. DICK DBA LAW OFFICE OF  
GORDON L. DICK; DEX MEDIA, INC.; AND OCCUPANTS OF THE  
PREMISES,

Defendant(s).

No. 13P10726

**NOTICE OF  
SHERIFF'S SALE  
(REAL PROPERTY)**

On March 13, 2018, at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, I will sell at public auction to the highest bidder for cash or certified cashier's check made payable to the Polk County Sheriff's Office, subject to redemption, all of the interest which the defendant(s) had on the 22nd day of May, 2008, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter in the following described real property located in Polk County, Oregon, to wit:

BEGINNING ON THE EAST LINE OF TRACT OF LAND CONVEYED TO LELAND W. SVARVERUD, JR., BY DEED RECORDED IN VOLUME 155, PAGE 26, DEED RECORDS FOR POLK COUNTY, OREGON, SAID TRACT OF LAND SITUATED IN SECTION 30, TOWNSHIP 7 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, AND STATE, AT A POINT WHICH IS 541.32 FEET SOUTH 20°26' EAST FROM THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 20°26' EAST ALONG THE EAST LINE OF SAID TRACT OF LAND 154.74 FEET; THENCE SOUTH 69°34' WEST 12.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 14°28' WEST 97.27 FEET) A DISTANCE OF 103.55 FEET; THENCE SOUTH 49°22' WEST 135.15 FEET; THENCE NORTH 40°38' WEST 12.50 FEET; THENCE SOUTH 80°47' WEST 126.32 FEET TO A POINT ON THE WEST LINE OF SAID SVARVERUD TRACT; THENCE NORTH 9°13' WEST ALONG THE WEST LINE OF SAID TRACT 249.65 FEET TO A POINT WHICH BEARS SOUTH 69°34' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 69°34' EAST 274.67 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE ROADWAY EASEMENT AS FOLLOWS: A STRIP OF LAND 25.00 FEET IN WIDTH BEING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LELAND W. SVARVERUD, JR., BY A DEED RECORDED IN VOLUME 155, PAGE 26, DEED RECORDS FOR POLK COUNTY, OREGON, SAID TRACT OF LAND SITUATED IN SECTION 30, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY AND STATE; THENCE SOUTH 20°26' EAST 340.74 FEET; THENCE SOUTH 69°34' WEST 12.50 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 20°26' EAST PARALLEL WITH THE EAST LINE OF SAID TRACT OF LAND 355.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 14°28' WEST 97.27 FEET) A DISTANCE OF 103.55 FEET; THENCE SOUTH 49°22' WEST 135.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 11°02' WEST 116.64 FEET) A DISTANCE OF 120.43 FEET; THENCE SOUTH 27°18' EAST 264.56 FEET TO A POINT ON THE NORTHERLY LINE OF THE STATE HIGHWAY.

More commonly known as 3605 NW SALEM DALLAS HWY SALEM, OR. 97304

Said sale is made pursuant to a Writ of Execution dated December 18, 2017, issued out of the Circuit Court of the State of Oregon for the County of Polk to me directed in the above entitled case.

**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: Only U.S. currency and/or certified cashier's checks made payable to the Polk County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

If you are attending the sale please check in at the Sheriff's Office. If you are bidding at the sale I will ask to verify that you have the funds to participate.

Mark Garton, Sheriff  
Polk County, Oregon

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By: Jay M. Schmoyer, Civil Deputy  
For Mark Garton, Sheriff

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