

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST,

Plaintiff(s),

vs.

JASON J. SMITH; BRENDA K. SMITH; STATE OF OREGON; COUNTY OF POLK; GORDON L. DICK DBA LAW OFFICE OF GORDON L. DICK; DEX MEDIA, INC., OTHER PERSONS OR PARTIES, INCLUDING OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT THEREIN,

Defendant(s).

No. 13P10660

**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 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:

Lots 2, 3, 4, 5, 6 And 7, Town of Eola, in the County of Polk and State of Oregon.

SAVE AND EXCEPT the following described tract which was deeded by Mary F. Brunk, a widow to State of Oregon by and through its State Highway Commission, which deed was recorded March 7, 1934, in Volume 96 at Page 215 Polk County Deed Records: "A Parcel of land, being a portion of the following described property, Block 17, Eola, Polk County, Oregon and being a portion of that certain tract of land which was conveyed to R.B. and Mary F. Brunk, and recorded in Volume 81, Page 93, of Polk County, Record of Deeds, said Parcel being described as follows: Beginning at the Southeast corner of Block 17 of Eola, Polk County, Oregon; thence Westerly along the South line of said Block 17 a distance of 192.0 feet to the Southwest corner of Lot 7, Block 17; thence Northerly along the line between Lots 7 and 8, Block 17, a distance of 30.0 feet to a point Northerly of and 40 feet distant from (when measured at right angles to) the relocated center line of the Salem-Dallas Highway; thence parallel to and 40 feet distant from the relocated center line of said Highway on a 1392.5 foot radius curve left (the long chord of which curve bears North 83°50' East 199.7 feet) a distance of 200.0 feet to a point on the East line of Block 17; thence Southerly along said East line a distance of 85.0 feet to the point of beginning.

SAVE AND EXCEPT that certain Parcel conveyed to the State of Oregon by deed dated June 4, 1964, recorded June 19, 1964 in Volume 191, Page 31 deed records for Polk County, Oregon.

More commonly known as 4305 DALLAS HWY NW SALEM, OR. 97304

Said sale is made pursuant to a Writ of Execution dated January 25, 2018, 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

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

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