

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

GREEN TREE SERVICING, LLC.,

Plaintiff(s),

vs.

MARK L. HISE; PENNY L. HISE; DISCOVER BANK, ISSUER OF THE DISCOVER CARD; MIDLAND FUNDING, LLC; PORTFOLIO RECOVERY ASSOCIATES, LLC; CAPITAL ONE BANK (U.S.A.), N.A.; CAVALRY SPV I, LLC; OCCUPANTS OF THE PROPERTY,

Defendant(s).

No. 14CV08249

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

On 04-17-18, 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 11-16-07, 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:

PARCEL 1, PARTITION PLAT NO. 1998-0015, RECORDED APRIL 23, 1998 IN VOLUME 1998, PAGE 0015, BOOK OF PARTITION PLATS, IN THE CITY OF DALLAS, COUNTY OF POLK AND STATE OF OREGON.

SAVE AND EXCEPT THE FOLLOWING TRACT OF LAND; BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION NO. 1998-0015 IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE NORTH 89°56'01" WEST 71.99 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 14°52'14" EAST 10.09 FEET TO BEGINNING POINT OF A 635.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE (THE LONG CHORD OF WHICH BEARS NORTH 12°53'18" EAST, 43.93 FEET) AN ARC DISTANCE OF 43.94 FEET TO AN IRON ROD; THENCE EAST 59.62 FEET TO AN IRON ROD; THENCE SOUTH 00°00'52" WEST 52.66 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND SAVE AND EXCEPT THOSE PARCELS EXCHANGED IN THAT CERTAIN BOUNDARY AGREEMENT RECORDED NOVEMBER 6, 2007 IN 2007-017059 BOOK OF RECORDS FOR POLK COUNTY, OREGON.

More commonly known as 1002 SE BARBERRY AVE. DALLAS, OR. 97338

Said sale is made pursuant to a Writ of Execution dated 02-20-18, 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

First Publication: 03-15-18

Last Publication: 04-11-18