

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS  
CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE FOR BCAT 2015-14BTT,

Plaintiff(s),

vs.

MARGY A. HILL, an individual; CAPITAL ONE BANK USA NATIONAL  
ASSOCIATION, a national association; CFH INVESTMENTS, LLC, a foreign  
limited liability company; and all other persons, parties, or occupants unknown  
claiming any legal or equitable right, title, estate, lien, or interest in the real  
property described in the complaint herein, adverse to Plaintiff's title, or any  
cloud on Plaintiff's title to the Property.,

Defendant(s).

No. 15CV31300

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

On 07-26-18, 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 05-30-08, 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:

LOT 2, PARTITION PLAT 1994-0008, IN THE CITY OF DALLAS, POK COUNTY, OREGON  
APN: 07528-BC-03201

More commonly known as 605 ORCHARD DR. DALLAS, OR. 97338

Said sale is made pursuant to a Writ of Execution dated 05-17-18, 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

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