



SHERIFF'S NOTICE OF JUDICIAL SALE MULTNOMAH COUNTY SHERIFF'S OFFICE

On February 13, 2018 at 12:00 PM at the Multnomah County Sheriff's Office, 4735 E Burnside St., Portland, OR 97215, I will sell at public auction to the highest bidder, subject to redemption, for cash or cashier's check, in hand, made payable to the Multnomah County Sheriff's Office, as provided by law and as directed by the judgment all of the interest which the defendant(s) had on November 29, 2007, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter in the real property described in the judgment as:

LOT 12, EXCEPT THE WEST 118.5 FEET AND EXCEPT THE NORTH 21 FEET, REPLAT OF TRACTS 3, 4 AND PART OF TRACT 5, LINN PARK, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

Commonly known as: 3921 SE 130th Ave Portland, OR 97236

Sale is made pursuant to a Writ of Execution issued out of the Circuit Court of the State of Oregon, in Multnomah County Circuit Court Case No. 16CV03201 entitled:

WELLS FARGO BANK, N.A.,

Plaintiff,

vs

KATHRYN M. BRADFORD; UNKNOWN HEIRS AND DEVISEES OF DUSTIN J. CANFIELD, DECEASED; CAPITAL ONE BANK (USA); AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,


Defendants.

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.

MICHAEL REESE, Sheriff

By:


Kay Harmon, Civil Program Coordinator
Civil Unit

Posted at: <http://www.oregonsheriffs.org/>

Attorney: Craig A. Peterson

All potential bidders are subject to inspection of funds prior to or during participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate.