



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

On May 29, 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 Defendants LEONEL ARREGUIN, MARTHA BAUTISTA, and POWELL VILLA ROWHOUSES HOMEOWNERS' ASSOCIATION ("Defendants") had on July 15, 2008, the date of the foreclosed Deed of Trust which was recorded on July 18, 2008, as Instrument No. 2008-106496 in the official records of the Multnomah County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the real property described in the Judgment to satisfy the Judgment as follows:

Lot 9, POWELL VILLA ROWHOUSES, Multnomah County, Oregon.

Commonly known as: 748 SE PALMBLAD PL GRESHAM, OR 97080

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. 15CV23225 entitled:

GMAT LEGAL TITLE TRUST 2014-1, U.S. BANK, NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE, Plaintiff,

vs

LEONEL ARREGUIN, an individual; MARTHA BAUTISTA, an individual;
POWELL VILLA ROWHOUSES HOMEOWNERS' ASSOCIATION, an Oregon
corporation; 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. 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:

A blue ink signature of Kay Harmon, Civil Program Coordinator.

Kay Harmon, Civil Program Coordinator
Civil Unit

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

Attorney: Nathan F. Smith

**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.**