



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

On June 12, 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 LESTER COVINGTON ("Defendant") had on January 23, 2007, the date of the foreclosed Deed of Trust which was recorded on January 29, 2007, as Instrument No. 2007-016108 in the official records of the Multnomah County Recorder's Office, and/or all of the interest which Defendant has thereafter, in the real property described in the Judgment to satisfy the Judgment as follows:

Legal Description Attached to and Incorporated Herein

Commonly known as: 4020 SE 182ND AVE Gresham, OR 97030

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. 121114846 entitled:

JPMORGAN CHASE BANK

Plaintiff,

vs

LESTER COVINGTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; E*TRADE SAVINGS BANK SUCCESSOR AND INTEREST TO E*TRADE WHOLESALE LENDING CORP.; OTHER PERSONS OR PARTIES, INCLUDING OCCUPANTS UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST 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: 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.

Parcel 1:

Beginning at an iron pipe at the intersection of the East line of Rockwood Road No. 609 and the North line of Powell Valley Road No. 535 and running; thence South $67^{\circ} 03' 30''$ East 280.53 feet to an iron pipe; thence North $0^{\circ} 15'$ East 1051.17 feet to the true point of beginning of the tract to be described; thence North $0^{\circ} 15'$ East 162.30 feet to an iron pipe; thence North $89^{\circ} 45'$ West 269.18 feet, more or less, to an iron pipe in the East line of said Rockwood Road No. 609; thence South $0^{\circ} 16'$ East along the East line of said road 162.30 feet; thence South $89^{\circ} 37'$ East 267.57 feet, more or less, to the point of beginning.

Parcel 2:

Beginning at the Northwest corner of that certain tract of land conveyed to Lloyd J. Anderson and T. Jacquelyn Anderson, husband and wife, by Deed Recorded February 26, 1957, in PS Deed Book 1877, Page 149; thence North along the East line of Rockwood Road No. 609, 30 feet; thence East parallel with the North line of the Anderson Tract, 269.18 feet, more or less; thence South 30 feet to the Northeast corner of said Anderson Tract; thence West along the North line of said Anderson Tract, 269.18 feet, more or less, to the place of beginning. County of Multnomah and State of Oregon.