



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

On February 19, 2019 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 Abraham Kahl ("Kahl"), HSBC Mortgage Services, Inc. ("HSBC"), CitiFinancial, Inc. ("CitiFinancial"), AdvanceMe, Inc. ("AdvanceMe"), Willamette HVAC LLC ("Willamette HVAC"), United States of America ("USA"), Occupants of the Premises or Parties in Possession ("Parties") or their predecessors interest had on May 23, 2014, the date the homeowners association lien was recorded, and also all of the interest which the Defendants Kahl, HSBC, CitiFinancial, AdvanceMe, Willamette HVAC, USA, and Parties had thereafter, in the real property described as:

Lot 35, MORGAN MEADOWS, in the City of Troutdale, County of Multnomah, and State of Oregon.

Commonly known as: 903 Southwest 19th Way Troutdale, OR 97060

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. 18CV24455 entitled:

MORGAN MEADOWS HOMEOWNERS ASSOCIATION, an Oregon non-profit corporation,

Plaintiff,

vs

ABRAHAM KAHL; HSBC MORTGAGE SERVICES, INC.; CITIFINANCIAL, INC.;
ADVANCEME, INC.; WILLAMETTE HVAC LLC; UNITED STATES OF
AMERICA; and OCCUPANTS OF THE PREMISES OR PARTIES IN POSSESSION, 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 handwritten signature in cursive script, appearing to read "Stephanie Kuor".

Stephanie Kuor, (A) Program Coordinator
Civil Unit

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

Attorney: C. Sarah Lappin

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.