



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

On March 5, 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 defendants had on November 7, 2006, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real property described as:

LOT 233, MORGAN MEADOWS NO. 3, IN THE CITY OF TROUTDALE, COUNTY OF MULTNOMAH AND STATE OF OREGON

Commonly known as: 723 SW Morgan 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. 18CV00575 entitled:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25

Plaintiff,

vs

NATALYA SVIRIDYUK; UNKNOWN HEIRS OF NIKOLAY SVIRIDYUK; BANK OF AMERICA N.A; MORGAN MEADOWS HOMEOWNERS ASSOCIATION; UNITED STATES OF AMERICA; AIR COMFORT INC; FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION; 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: James A. Craft

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.