



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 that the Defendant had on or about June 13, 2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the real property described as:

Legal Description Attached to and Incorporated Herein

Commonly known as: 3624 SE 157th 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. 18CV05099 entitled:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,

Plaintiff,

vs

THE UNKNOWN HEIRS AND DEVISEES OF FALENIU TALIMAO; ASSET
SYSTEMS, INC.; SHIRLEY TALIMAO; OCCUPANTS OF 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 handwritten signature in cursive script, appearing to read "Stephanie Kuor".

Stephanie Kuor, (A) Program Coordinator
Civil Unit

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

Attorney: Andreanna C. 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.

Exhibit "1"

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SE 157TH AVENUE WITH THE NORTH LINE OF SE POWELL BOULEVARD; THENCE NORTH ALONG THE EAST LINE OF SE 157TH AVENUE 107 FEET; THENCE SOUTH 89° 52' 30" EAST 113.94 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SE 157TH AVENUE TO THE NORTHERLY LINE OF SE POWELL BOULEVARD; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.