



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

On March 26, 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 JAMES R. JENNINGS, STATE OF OREGON, AND UNITED STATES OF AMERICA, ("Defendants") had on November 27, 1996, the date of the foreclosed Deed of Trust which was recorded on November 27, 1996, as Instrument No. 96180236 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 as:

Legal Description Attached to and Incorporated Herein

Commonly known as: 215 SW Towle Avenue 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. 17CV28262 entitled:

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST

Plaintiff,

vs

JAMES R. JENNINGS, an individual; GREEN & MARKLEY, P.C., a professional corporation; STATE OF OREGON, a government entity; UNITED STATES OF AMERICA, a government entity; 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;

Handwritten signature of Stephanie Kuor in cursive.

Stephanie Kuor, (A) 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.**

EXHIBIT "A"

A tract of land In Section 9, Township 1 South, Range 3 East, of the Willamette Meridian, In the City of Gresham, County of Multnomah and State of Oregon, described as follows:

Beginning at the Intersection of the center line of W. Powell Boulevard and SW Cathey Road, as said roads are now established and located; thence South along the center line of said SW Cathey Road 556.57 feet; thence South  $89^{\circ}38'$  West parallel with the South line of W. Powell Boulevard, 20 feet to an iron pipe in the West line of SW Cathey Road, and true place of beginning of the tract to be described; thence South  $89^{\circ}38'$  West parallel with the South line of W. Powell Boulevard 140 feet to an iron pipe; thence South parallel with the West line of SW Cathey Road 110 feet to an iron pipe; thence North  $89^{\circ}38'$  East parallel with the South line of W. Powell Boulevard 140 feet to an iron pipe In the West line of SW Cathey Road; thence North along said West road fine 1.10 feet to the true place of beginning.