



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

On March 12, 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 April 26, 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: 4682 SE Deer Creek Pl 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. 17CV08411 entitled:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR  
RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2007-QA5

Plaintiff,

vs

PHILLIP M. TOWNLEY, MICHELLE D. TOWNLEY; MIDLAND FUNDING LLC;  
STATE OF OREGON; AND PERSONS OR PARTIES UNKOWN CLAIMING ANY  
RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY 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:

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: Jeremy Clifford

**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

## Legal Description

A tract of land in the Southwest one-quarter of Section 22, Township 1 South, Range 3 East of the Willamette Meridian, in the City of Gresham, Multnomah County, Oregon, and being described as follows:

Beginning at a point on the Southerly right of way line of SE Deer Creek Place, said point being the Easterly corner common to Lots 164 and 165, PERSIMMON NO. 5, recorded in Book 1241, Pages 13-16, Multnomah County Plat Records; thence South  $48^{\circ}59'31''$  West, along the line common to said Lots 164 and 165 and its Southwesterly extension, 142.75 feet to a 5/8 inch iron rod; thence South  $12^{\circ}04'50''$  East 211.00 feet to a 5/8 inch iron rod; thence North  $56^{\circ}09'16''$  East 172.20 feet to the Southeast corner of said Lot 164; thence North  $12^{\circ}04'50''$  West, along the Easterly line of said Lot 164, a distance of 212.60 feet to the Southerly right of way line of SE Deer Creek Place and a point of non-tangent curvature; thence Southwesterly, along the arc of a 41.00 foot radius curve right (the radius point of which bears North  $31^{\circ}36'58''$  West), through a central angle of  $50^{\circ}47'56''$ , 36.35 feet (chord bears South  $83^{\circ}47'00''$  West 35.17 feet) to the point of beginning.

End of Legal Description