



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

On April 9, 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 August 10, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the real property described as:

LOT 27, BLOCK 9, LAURELWOOD, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON.

Commonly known as: 4221 SE 64TH AVENUE PORTLAND, OR 97206

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. 130405534 entitled:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK
SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR
THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR7, Plaintiff,

vs

GUY M. DEVLIN, an individual; CAPITAL ONE BANK, N.A., a Virginia corporation; MIDLAND FUNDING LLC, a Delaware corporation; and all other persons or parties unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the Complaint herein, adverse to Plaintiffs title, or any cloud on Plaintiffs title to the Property, collectively designated as DOES 1 through 50, inclusive, 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: Andreanna 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.