



## 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 11, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the real property described as:

Lot 1, WOODWARD COMMONS, in the city of Portland, County of Multnomah and State of Oregon.

Commonly known as: 12140 SE WOODWARD PL PORTLAND, OR 97266

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. 130608225 entitled:

BANK OF NEW YORK MELLON, F/K/A BANK OF NEW YORK, AS TRUSTEE,  
IN TRUST FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2005-IM3

Plaintiff,

vs

CASSANDRA A. HEAPS; MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.; FINANCE AMERICA, LLC; SHARON ARNOLD; 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 blue ink that reads "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.**