



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

On June 4, 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 September 6, 2005, 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: 2812 NE Bryant St Portland, OR 97211

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. 121114744 entitled:

U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED
HOLDERS OF HOME EQUITY ASSET TRUST 2006-2, HOME EQUITY PASS-
THROUGH CERTIFICATES, SERIES 2006-2,

Plaintiff,

vs

ROMAN MAGAC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.; AMERICAN MORTGAGE EXPRESS FINANCIAL DBA MILLENNIUM
FUNDING GROUP, A CORPORATION; CITY OF PORTLAND, BUREAU OF
DEVELOPMENT SERVICES; LARISA GONCHARUK; CACH, LLC; PERSONS
OR PARTIES UNKNOWN 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

A tract of land in the Northwest quarter of Section 13, Township 1 North, Range 1 East of the Willamette Meridian, In the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point on the East line of Irvington Park which is 5 feet South of its intersection with the center line of N.E. Bryant Street, being also the Northwest corner of the tract conveyed to Harold E. Andrew, Jr., et ux, by deed recorded June 5, 1956, in Book 1787, Page 488, Deed Records; thence Southeasterly along the Northerly line of said Andrew tract 61.4 feet to an angle corner; thence Southeasterly along the Northeasterly line of said Andrew tract 64 feet to the Northeast corner of said Andrew tract; thence North along the West line of the tract of land conveyed to Louis Kerekes et ux, by deed recorded January 25, 1956 in Book 1766, Page 250, Deed Records, 10 feet to the Northwest corner of said Kerekes tract; thence East along the North line of said Kerekes tract 34.66 feet to the Southwest corner of the tract conveyed to Philip E. Pitzer et ux, by deed recorded February 27, 1956, in Book 1771, Page 197, Deed Records; thence North along the West line of said Pitzer tract 60 feet to the Northwest corner of said Pitzer tract; thence Northwesterly along the Southwesterly line and its Southeasterly extension of that tract of land conveyed to Carl F. Nitz, et ux, by deed recorded February 5, 1965 in Book 226, Page 103, Deed Records 13 feet; thence Westerly 122.4 feet on a line that would intersect the East line of Irvington Park at a point which is 5 feet North of its intersection with the center line of N.E. Bryant Street; thence South along said East line 10 feet to the point of beginning. Except that portion thereof that lies South of a Westerly extension of the North line of the tract of land conveyed to Louis Kerekes et ux, by deed recorded January 25, 1956 in Book 1766, Page 250, Deed Records.