



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 which the Defendants JOEL C WOODCOCK, SHARON S. WOODCOCK, BANK OF AMERICA, N.A. and UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE ("Defendants") had on June 14, 2015, the date of the foreclosed Deed of Trust which was recorded on June 17, 2015, as Instrument No. 2005-111461 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: 3324 NE 32ND AVE PORTLAND, OR 97212

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. 15CV03216 entitled:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWBMS, INC., CHL
MORTGAGE PASS-THROUGH TRUST 2005-16, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-16,

Plaintiff,

vs

JOEL C WOODCOCK; SHARON S. WOODCOCK; BANK OF AMERICA, N.A.;
UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AND
PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL 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;

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.

LEGAL DESCRIPTION

That portion of Lot 2, TOWN OF WAYNE, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at a point in the East line of NE 32nd Avenue, 100 feet North of the Northeast corner of NE 32nd Avenue and NE Klickitat Street; thence East parallel to the North line of NE Klickitat Street, 100 feet; thence North 50 feet parallel to the East line of NE 32nd Avenue; thence West 100 feet parallel to the North line of NE Klickitat Street; thence South 50 feet along the East line of NE 32nd Avenue to the point of beginning.