



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

On April 2, 2024 at 12:00 PM at the Multnomah County Sheriff's Office, 3083 NE 170th Pl., Portland, OR 97230, 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 June 22, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the real property described as:

THE SOUTHERLY ONE-HALF OF THE NORTHERLY ONE-HALF OF LOT 6, BLOCK 8, OAK PARK ADDITION TO ST. JOHNS, OREGON, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

Commonly known as: 9328 N PIER PARK PL PORTLAND, OR 97203

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. 15CV24948 entitled:

U.S. BANK TRUST N.A., AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST,

Plaintiff,

vs

KELLI S. POE, an individual; BILLY JOE POE, an individual; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, a corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to plaintiff's title, or any cloud on Plaintiff's title to 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.

### NOTICE TO DEBTOR

**You should be careful about offers to sell rights to surplus funds.**

**You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950 (4).**

**If you transfer or sell your right to redemption, you might not have the right to surplus funds.**

Nicole Morrissey O'Donnell, Sheriff

By:

Nora Wiedrich, Program Specialist Senior  
Civil Unit

Posted at: <http://www.oregonsheriffs.org/>

Attorney: Michael Scott

**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.**