



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

On October 1, 2024 at 12:00 PM at the Multnomah County Sheriff's Office, 3083 NE 170th Place, 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 interest that the judgment debtor has in the property known as:

LOT 5, BLOCK 7, ELMIRA, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON.

Commonly known as: 4827 SE 86TH AVE 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. 17CV27203 entitled:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2005-QA10,

Plaintiff,

vs

THERESA BLANCO CAPISTRANO; ANTHONY TUYEN CAPISTRANO; THE
BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS INDENTURE TRUSTEE
FOR RFMSII HOME EQUITY LOAN TRUST 2005-HAS-1 IN C/O GMAC
MORTGAGE, LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 4827 SE 86TH AVE, PORTLAND, OR 97266,

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:

A handwritten signature in blue ink, appearing to be "Nora Wiedrich".

Nora Wiedrich, Program Specialist Senior
Civil Unit

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

Attorney: Michael J. Page

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.