



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On January 17, 2018 at the hour of 10:00 AM inside the main entrance to the Clackamas County Courthouse, 807 Main Street, in the City of Oregon City, OR (handicap accessible), I will sell at public auction to the highest bidder for cash or certified check, in hand, all of the interest of the defendant(s) in the following described real property, subject to redemption, located in Clackamas County, Oregon, to wit:

LOT 6, MERGANSER, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON

and more commonly known as 16288 SE Merganser Court Milwaukie, OR 97267

Said sale is made under a Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Clackamas to me directed in the case of:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST,

Plaintiff,

v

LADA L. KAZAKOV AKA LADA KAZAKOV; PETR KAZAKOV AKA PETR KAZAKOV, JR. AKA PETER KAZAKOV; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; PORTLAND REDEVELOPMENT LLC; CITIBANK (SOUTH DAKOTA) N.A.; CAPITAL ONE BANK (U.S.A.), N.A.; DISCOVER BANK; ACCOUNTS RECEIVABLE, INC.; MIDLAND FUNDING LLC; OCCUPANTS OF THE PROPERTY,

Defendant(s)

Case No. CV15060726 Execution dated: November 17, 2017

Before bidding at the sale a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgement creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on the farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

CRAIG ROBERTS, SHERIFF
Clackamas County

Attorney: Aldridge Pite, LLP
Posted at: www.oregonsheriffssales.org

By: _____

ADRIANNA DOMINGUEZ
ADMINISTRATIVE ANALYST 1

All potential bidders are subject to inspection of funds prior to participating in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Certified checks must be made payable to County of Clackamas/Civil.

"Working Together to Make a Difference"

Civil Division • 807 Main Street, Room 100, Oregon City, OR 97045
Tel 503-655-8351 • Fax 503-650-3038 • www.clackamas.us/sheriff