



# Clackamas County Sheriff's Office

## *NOTICE OF SHERIFF'S SALE*

On March 27, 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:

PARCEL 5, PARTITION PLAT NO. 2001-080, IN THE COUNTY OF CLACKAMAS  
AND STATE OF OREGON

and more commonly known as 12885 SW Morgan Rd Sherwood, OR 97140

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:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR WAMU  
MORTGAGE PASS-THROUGH CERTIFICATES, WAMU 2005-AR2,

Plaintiff,

v

JAMES P. KRAMER; US BANK, NATIONAL ASSOCIATION, OTHER PERSONS OR  
PARTIES, INCLUDING OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT  
HEREIN,

Defendant(s)

Case No. CV13010642 Execution dated: December 27, 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: McCarthy & Holthus, LLP Posted  
at: [www.oregonsheriffssales.org](http://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](http://www.clackamas.us/sheriff)