

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR  
THE COUNTY OF KLAMATH

OCWEN LOAN SERVICING, LLC

Court Number 15CV23081

Sheriff Number F17-0135

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

JONATHAN M. COBB; UNITED STATES OF AMERICA;  
PORTFOLIO RECOVERY ASSOCIATES, LLC.;  
OCCUPANTS OF THE PROPERTY

Defendant(s)

On 10/25/2017 at 10:00 AM, I will sell at public auction, located at 3300 VANDENBERG ROAD, KLAMATH FALLS, OREGON 97603 to the highest bidder for cash (NOTE - the plaintiff may bid up to the judgment amount without presenting cash), the following described Real Property located in Klamath County, Oregon, to wit:

LOT 18, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

APN:

COMMONLY KNOWN AS: 2530 ORCHARD AVE., KLAMATH FALLS, OR 97601

THIS PROPERTY IS SUBJECT TO REDEMPTION.

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 FARMING OR FOREST PRACTICES ON THE PROPERTY;
- (E) RIGHTS OF NEIGHBORING PROPERTY OWNERS; AND
- (F) ENVIRONMENTAL LAWS AND REGULATIONS THAT AFFECT THE PROPERTY.

Said sale is made under Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Klamath. Writ of Execution dated 06/19/2017

First Publication Date: 09/23/2017

Chris Kaber, Sheriff  
Klamath County, Oregon

Last Publication Date: 10/21/2017

By \_\_\_\_\_  
Deputy

NOTE: Sales conducted at the Sheriff's office are handicapped accessible. Accommodations will be made for those with handicaps when sales are held at other locations, whenever possible. Persons needing materials in alternate format or communications access need to contact this office at 541-883-5130 at least 48 hours prior to the sale. For TDD access, contact the ADA coordinator at 541-883-4296.