

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS INC. ASSET-
BACKED CERTIFICATES, SERIES 2006-24

Court Number 1300414CV

Sheriff Number F17-0170

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

RANDY R. MESEC, AN INDIVIDUAL KLAMATH
MORTGAGE, INC. DBA KLAMATH RIVER MORTGAGE,
AN OREGON 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

Defendant(s)

On 02/07/2018 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 19 AND 20 BLOCK 24 SECOND ADDITON TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

TAX PARCEL NUMBER: R214191

APN:

COMMONLY KNOWN AS: 1929 SARGENT 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) ENVIORMENTAL 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 08/25/2017

First Publication Date: 01/03/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 01/31/2018

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.