

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

REVERSE MORTGAGE SOLUTIONS, INC.

Court Number 1404303CV

Sheriff Number F17-0180

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

JAMES R. AHEARN, IN HIS CAPACITY AS THE  
PERSONAL REPRESENTATIVE OF THE ESTATE OF  
LINDA K. SADLER; CAROL A. AHEARN, AN INDIVIDUAL;  
CARTER JONES COLLECTION SERVICE, A  
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 PLATINTIFF'S TITLE,  
OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE  
PROPERTY

Defendant(s)

On 02/14/2018 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:

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF OREGON, COUNTY OF  
KLAMATH AND IS DESCRIBED AS FOLLOWS:

LOT 13, BLOCK 18, SECOND ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: R500176

APN:

COMMONLY KNOWN AS: 9714 BEN KERNS RD, 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) ENVIORNMENTAL 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 09/27/2017

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.