

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

BANK OF AMERICA, N.A.

Court Number 16CV35687

Sheriff Number F17-0188

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

WHISPER D. VERELLEN; OREGON AFFORDABLE
HOUSING ASSISTANCE CORPORATION; CREDIT
BUREAU OF KLAMATH COUNTY; CARTER-JONES
COLLECTION SERVICES INC.; CACH LLC; AND ALL
OTHER PERSONS OR PARTIES UNKNOWN CLAIMING
ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS 808 ROSEWAY
DRIVE, KLAMATH FALLS, OR 97601

Defendant(s)

On 02/28/2018 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 EASTERLY 24 FEET OF LOT 36 AND THE WESTERLY 20 FEET OF LOT 35, ROSELAWN, SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLY THAT INURED THERETO BY ORDINANCE #5038 RECORDED ON DECEMBER 10, 1958 IN VOLUME 307, PAGE 405, DEED RECORDED OF KLAMATH COUNTY, OREGON.

APN:

COMMONLY KNOWN AS: 808 ROSEWAY DRIVE, 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 11/21/2017

First Publication Date: 01/10/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 02/07/2018

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.