

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

NATIONSTAR MORTGAGE LLC DBS CHAMPION
MORTGAGE COMPANY, A LIMITED LIABILITY COMPANY

Court Number 16CV17172

Sheriff Number F17-0195

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

BENJAMIN RICHARDSON, AN INDIVIDUAL; JULIAN
CASTRO, SOLELY IN HIS CAPACITY AS SECRETARY
FOR UNITED STATES DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; CAPITAL ONE BANK (USA),
N.A., A NATIONAL ASSOCIATION

Defendant(s)

On 03/07/2018 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 6, BLOCK 2, KLAMATH COUNTRY, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS SHOWN ON
MAP FILED ON BOOK 20 PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
APN:

COMMONLY KNOWN AS: 15757 MARCEE WAY, CHILOQUIN, OR 97624

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 11/13/2017

First Publication Date: 01/17/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 02/14/2018

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.