

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

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY

Court Number 17CV21812

Sheriff Number F18-0226

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

DANIEL M. WENGER, THE UNKNOWN HEIRS AND
DEVISEES OF MARIAN C. WENGER; UNITED STATES OF
AMERICA; STATE OF OREGON; OCCUPANTS OF THE
PROPERTY

Defendant(s)

On 06/27/2018 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:

A PARCEL OF LAND SITUATE IN THE SE1/4 SW1/4 OF SECTION 1, TOWN-SHIP 39 SOUTH, RANGE 9 E.W.M., IN KLAMATH COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF PATTERSON STREET, AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED, FROM WHICH AN IRON PIN MARKING THE NORTHWEST CORNER OF THE SE1/4 SW 1/4 OF SEC.1 TWP. 39 S., R. 9 E.W.M., BEARS S. 89° 06' W.30 FEET DISTANT; THENCE S. 0° 54' E. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF PATTERSON STREET 1000 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARYLAND STREET; THENCE N.89° 06' E. ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MARYLAND STREET 420 FEET TO AN IRON PIN; THENCE N.0° 54' W.96.7 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.0° 54' W. 96.7 FEET TO A POINT; THENCE N.89° 06' E. 100 FEET TO A POINT; THENCE S. 0° 54' E. 96.7 FEET TO A POINT; THENCE S. 89° 06' W. 100 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

APN:

COMMONLY KNOWN AS: 2850 EASATMOUNT STREET, KLAMATH FALLS, OR 97603

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 04/02/2018

First Publication Date: 05/16/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 06/13/2018

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

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541-883-4296.