

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

THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION FKA THE BANK OF NEW
YORK TRUST COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, AS TRUSTEE FOR
RESIDENTIAL ASSET SECURITIES CORPORATION,
HOME EQUITY MORTGAGE ASSET-BACKED PASS
THROUGH CERTIFICATES SERIES 2002-KS8
Plaintiff(s)
VS.

KATHY STEVENSON; JUDITH SCHWARZ, WESLEY
KILFORE; SUSAN YUHASZ; SHELLY KILFORE; UNKOWN
HEIRS OF MARY JEAN WELCH; PARTIES IN
POSSESSION

Defendant(s)

Court Number 17CV33075

Sheriff Number F18-0232

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

On 07/25/2018 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:

DESCRIBED IN THE DEED OF TRUST AS THE FOLLOWING: A PORTION OF THE SE 1/4 SE 1/4 SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 350 FEET AND 313 FEET WEST OF THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, THENCE NORTH 140 FEET; THENCE EAST 100 FEET; THENCE SOUTH 140 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING

MORE ACCURATELY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS 350 FEET NORTH AND 313 FEET WEST OF THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 140 FEET; THENCE EAST 100 FEET; THENCE SOUTH 140 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING

APN:

COMMONLY KNOWN AS: 2520 MONTELIUS ST, 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) 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 04/04/2018

First Publication Date: 06/18/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 07/16/2018

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

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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.