

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

CITIFINANCIAL SERVICING LLC

Court Number 15CV31305

Sheriff Number F18-0240

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

SCOTT GORDON RAMSEY; TAMI LYNN RAMSEY; FIRST  
FINANCIAL BANK, NATIONAL ASSOCIATION;  
BENEFICIAL OREGON, INC; ASSOCIATES FINANCIAL  
SERVICES COMPANY OF OREGON, INC.; OCCUPANTS  
OF THE PROPERTY

Defendant(s)

On 08/15/2018 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 NORTH 160 FEET OF LOT 42 OF ELMWOOD PARK, SAVING AND EXCEPTING ETHEREFROM THE EAST 20 FOR ROADWAY PURPOSES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

APN:

COMMONLY KNOWN AS: 5006 S ETNA ST, 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) 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 06/01/2018

First Publication Date: 07/04/2018

Chris Kaber, Sheriff  
Klamath County, Oregon

Last Publication Date: 08/02/2018

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.