

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 17CV26876

Sheriff Number F18-0233

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

LINDA NELSON, AS PERSONAL REPRESENTATIVE OF  
THE ESTATE OF REX MONTGOMERY, SR; REX  
MONTGOMERY JR; CARL MONGOMERY; JULIE MOSER;  
TIMOTHY MONTGOMERY; PAMELA CHINANDER;  
KIMBERLY MOSER; MEGAN MOSER; BRAYANNA  
MONTGOMERY; SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; AND ALL OTHER PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN,  
OR INTEREST IN THE REAL PROPERTY COMMONLY  
KNOWN AS 2847 LAVERNE AVENUE, KLAMATH FALLS,  
OR 97603

Defendant(s)

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:

THAT PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF  
THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAVERNE STREET, SAID POINT BEING 860.0 FEET  
DISTANT EAST ALONG THE NORTH LINE OF LAVERNE STREET FROM THE EAST LINE OF WASHBURN  
WAY, THENCE NORTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE EAST PARALLEL TO  
LAVERNE STREET 100.0 FEET, THENCE SOUTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE  
WEST ALONG THE NORTH LINE OF LAVERNE STREET 100.0 FEET TO THE POINT OF BEGINNING

APN:

COMMONLY KNOWN AS: 2847 LAVERNE AVENUE, 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 05/14/2018

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  
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

**IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR  
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541-883-4296.