

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

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE  
BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
C-BASS MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-CB5

Court Number 17CV18998

Sheriff Number F19-0272

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

THE ESTATE OF DOUGLAS HEDRICK; TAMMY M.  
HEDRICK; THE HEIRS AND DEVISEES OF DOUGLAS  
HEDRICK; CAPITAL ONE BANK USA, N.A.; CHASE BANK  
USA, N.A.; DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE HOLDERS OF  
MORGAN STANLEY ABS CAPITAL I INC., TRUST 2007-NC,  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2007-NC2; THE UNITED STATES OF AMERICA, INTERNAL  
REVENUE SERVICE; AND PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,

Defendant(s)

On 05/01/2019 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 37 IN BLOCK 4 OF TRACT 1299 SECOND ADDITION TO FERNDALE, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

APN:

COMMONLY KNOWN AS: 5721 FERNDALE PLACE, 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 12/05/2018

First Publication Date: 03/20/2019

Chris Kaber, Sheriff  
Klamath County, Oregon

Last Publication Date: 04/17/2019

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.