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

4 BANK OF NEW YORK MELLON TRUST COMPANY,
5 N.A. AS TRUSTEE FOR MORTGAGE ASSETS
6 MANAGEMENT SERIES I TRUST,

7 Plaintiff,

8 vs.

9 BESSIE D KRICHBAUM; THE SECRETARY OF
10 HOUSING AND URBAN DEVELOPMENT; AND ALL
11 OTHER PERSONS OR PARTIES UNKNOWN
12 CLAIMING ANY RIGHT, TITLE, LIEN OR
13 INTEREST IN THE REAL PROPERTY COMMONLY
14 KNOWN AS 144659 INGLEWOOD ROAD, LA PINE,
15 OREGON 97739,

16 Defendant

Case No.: 20CV07815

SHERIFF'S CASE # S21-0312

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

17 On 01/05/2022 at 10:00 am, I will sell at public auction, located at 3300 Vandenberg Rd., Klamath
18 Falls, Oregon, 97603 to the highest bidder for cash (NOTE – the plaintiff may bid up to the judgment amount
19 without presenting cash), the following described Real Property located in Klamath County, Oregon, to wit:

20 LOTS 146 AND 147, BLOCK 1, TRACT 1060, SUN FOREST ESTATES, ACCORDING TO
21 THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
22 COUNTY, OREGON,

23 Commonly known as 144569 INGLEWOOD ROAD, LA PINE, OREGON 97739.

24 NOTICE TO DEBTOR

25 You should be careful about offers to sell rights to surplus funds.

26 You may have a right to surplus funds remaining after payment of costs and satisfaction of the
27 judgment as provided in ORS 18.950(4).

28 If you transfer or sell your right to redemption, you might not have the right to surplus funds.

SHERIFF'S CASE # S21-0312 SHERIFF'S NOTICE OF SALE REAL PROPERTY

1 Before bidding at the sale, a prospective bidder should independently investigate:

- 2 (a) The priority of the lien or interest of the judgment creditor;
- 3 (b) Land use laws and regulations applicable to the property;
- 4 (c) Approved uses for the property;
- 5 (d) Limits on farming or forest practices on the property;
- 6 (e) Rights of neighboring property owners; and
- 7 (f) Environmental laws and regulations that affect the property

8
9 Said sale is made under Writ of Execution issued out of the Circuit Court of the State of Oregon
10 for the County of Klamath. Writ of Execution dated 10/28/2021.

11
12 First Publication Date: 12/01/2021

13
14 Last Publication Date: 12/29/2021

15 Chris Kaber, Sheriff
16 Klamath County, Oregon

17 By _____
18 Deputy