



KLAMATH COUNTY SHERIFF'S OFFICE

Sheriff Chris Kaber

3300 Vandenberg Rd
Klamath Falls, OR 97603
(541) 883-5130

State of Oregon)
)
County of Klamath)

Court Case#

Sheriff's Case#

NOTICE OF SHERIFF'S SALE (Real Property)

On **12/21/2022**, at **10:00 AM** at the Klamath County Sheriff's Office, 3300 Vandenberg Ave, Klamath Falls Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Klamath County Sheriff's Office, subject to redemption, description of interest in the following described real property:

LEGAL DESCRIPTION

LOT 377, BLOCK 122, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

The property is commonly known as: **2325 GARDEN AVE
KLAMATH FALLS, OR 97601-3543**

Said sale is made pursuant to a Writ of Execution and Foreclosure dated October 5, 2022, issued out of the Circuit Court of the State of Oregon for the County of Klamath writ issued where plaintiff is **CALIBER HOME LOANS, INC.**, and defendant is **THE UNKNOWN HEIRS AND DEVISEES OF CYNTHIA CHERRY; RANDEL S. CHERRY; STATE OF OREGON; OCCUPANTS OF THE PROPERTY.**

Important Notice to Debtor Regarding Redemption Rights:

1. You should be careful about offers to sell rights to surplus funds.
2. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4).
3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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

- (a) The priority of the lien or interest of the judgment 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.



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Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Klamath County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Judgement Creditor's Attorney:

CHRIS KABER, SHERIFF
Klamath County, Oregon

MCCARTHY & HOLTHUS, LLP
920 SW 3RD AVE, 1ST FLOOR
PORTLAND, OR 97204
971-201-3200

BY: _____

Deputy

Posted: www.oregonsheriffssales.org