

2024-007962

Klamath County, Oregon

09/11/2024 03:02:02 PM

Fee: \$92.00

RECORDING COVER SHEET

This cover sheet has been prepared by the person presenting the attached instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Aldridge Pite, LLP
1915 NE Stucki Avenue, Suite 400
Hillsboro, Oregon 97006

NAME OF THE TRANSACTION: Certificate of Sale

DIRECT PART/GRANTOR(S) 205.160

Grantor:

Klamath County Sheriff
3300 Vandenberg Rd
Klamath Falls, OR 97603
(542) 883-5130

INDIRECT PARTY/GRANTEE(S) 205.160

Grantee:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1
C/O Aldridge Pite, LLP
1915 NE Stucki Avenue, Suite 400
Hillsboro, Oregon 97006

TRUE AND ACTUAL CONSIDERATION ORS 93.030: The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

SEND TAX STATEMENTS TO:

PHH Mortgage Corporation
1661 Worthington Rd, Suite 100
West Palm Beach, FL 33409

1
2 IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR
3 THE COUNTY OF KLAMATH

4 **REVERSE MORTGAGE FUNDING LLC,**

5 Plaintiff,

6 vs.

Case No.: 22CV10664

SHERIFF'S CASE # S24-0341

7
8 **THE ESTATE OF GERALD E. VERMILLION;**
9 **THE UNKNOWN HEIRS, ASSIGNS AND**
10 **DEVISEES OF GERALD E. VERMILLION;**
11 **CHARLES VERMILLION; SHERI SWAIN;**
12 **SECRETARY OF HOUSING AND URBAN**
13 **DEVELOPMENT; and ALL OTHER PERSONS**
14 **OR PARTIES UNKNOWN CLAIMING ANY**
15 **RIGHT, TITLE, LIEN, OR INTEREST IN THE**
16 **REAL PROPERTY COMMONLY KNOWN AS**
17 **826 N ELDORADO AVENUE, KLAMATH**
18 **FALLS, OREGON 97601,**

19 Defendant

CERTIFICATE OF SALE UPON EXECUTION

20
21 THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated May 21, 2024,
22 upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the
23 interest which the Defendant(s) had in the following described real property in Klamath County; to-wit:

24 Lot 4 in Block 28, HOT SPRINGS ADDITION, according to the official plat thereof on file
25 in the office of the County Clerk of Klamath County, Oregon.

26 Commonly known as 826 N ELDORADO AVENUE., KLAMATH FALLS, OR 97601.

27 After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to
28 redemption, in the manner described by law to:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1

The highest bidder(s) for the sum of \$186,954.60 on 07/31/2024.

That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,
or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of
redemption 01/28/2025 unless the real property shall be sooner redeemed according to law.

SHERIFF'S CASE # S24-0341 CERTIFICATE OF SALE UPON EXECUTION

NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this office along with a fee of \$56.00

Dated: 07/31/2024

Chris Kaber, Sheriff
Klamath County, Oregon

By Vickie Chew
Deputy

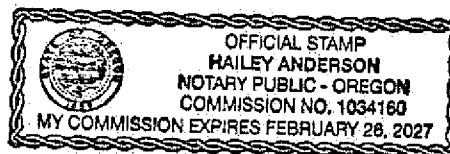
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does not allow the use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined on ORS 92.010 or 250.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and sections 5 to 11, chapter 424, Oregon laws 2007, and sections 2 to 9 and 17, chapter 855, Oregon laws 2009, and sections 2 to 7, chapter Oregon 8, Oregon laws 2010.

18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer, provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on 7/31/24 by Vickie Chew
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

Hailey Anderson
Notary for State of Oregon
My Commission Expires: 2/26/27



SHERIFF'S CASE # S24-0341 CERTIFICATE OF SALE UPON EXECUTION