

2025-003856

Klamath County, Oregon

05/22/2025 10:52:01 AM

Fee: \$87.00

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

**WILMINGTON SAVINGS FUND SOCIETY FSB,
NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE
FOR FINANCE OF AMERICA STRUCTURED
SECURITIES ACQUISITION TRUST 2019-HBI,**

Plaintiff,

vs.

**RONALD L. SPERRY, III, THE PERSONAL
REPRESENTATIVE OF THE ESTATE OF
NANCY E. FOUSHEE; UNKNOWN HEIRS
AND DEVISEES OF REX L. FOUSHEE, ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS 2535
MADISON STREET, KLAMATH FALLS, OR
97603; NATHAN BASS; SAMANTHA BASS;
KIMBERLY DIANE BASS; REANNA E.
BASS; GRACY L. BASS; NICHOLAS J.
MASCARO; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; WORLDS
FOREMOST BANK; KLAMATH COUNTY,
A POLITICAL SUBDIVISION OF THE
STATE OF OREGON,**

Defendant

Case No.: 23CV51897

SHERIFF'S CASE # S25-0349 CERTIFICATE OF
SALE UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRITE OF EXECUTION issued by the above court, dated February 10, 2025, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had in the following described real property in Klamath County; to-wit:

**THE WESTERLY 230 FEET OF LOT 9 IN BLOCK 2 OF HOMEDALE AND TRACTS,
ACCORDING TO THE OFFICIAL PLAT TERE OF FOLE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.
Commonly known as 2535 MADISON STREET, KLAMATH FALLS, OR 97603**

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

SHERIFF'S CASE # S25-0349 CERTIFICATE OF SALE UPON EXECUTION

1 WILMINGTON SAVING FUNDS SOCIETY FSB, NOT
2 INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE
3 OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2016-HB-1
4 C/O THE MORTGAGE LAW FIRM
5 650 HOLLADAY STE 1600
6 PORTLAND, OR, 97232

7 The highest bidder(s) for the sum of \$286,000 on 05/14/2025.

8 That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,
9 or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of
10 redemption 11/10/2025 unless the real property shall be sooner redeemed according to law.

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

13 Dated: 05/14/2025

14 Shane L. Mitchell, Sheriff
15 Klamath County, Oregon

16 By Alexandra Barbosa
17 Deputy

18 Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under
19 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
20 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does not allow the use of the property
21 described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument,
22 the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that
23 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
24 approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS
25 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to
26 195.336 and sections and sections 5 to 11, chapter 424, Oregon laws 2007, and sections 2 to 9 and 17, chapter 855, Oregon laws
27 2009, and sections 2 to 7, chapter Oregon 8, Oregon laws 2010.

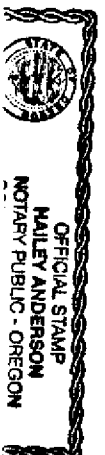
28 18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with
an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser
transfers the purchaser's interest in the property, 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 5/15/25 by Alexandra Barbosa
as a duly appointed and commissioned Deputy of Shane L. Mitchell, Sheriff of Klamath County, Oregon.



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



SHERIFF'S CASE # S25-0349 CERTIFICATE OF SALE UPON EXECUTION