

2025-010473

Klamath County, Oregon

11/24/2025 08:27:02 AM

Fee: \$97.00

RECORDING COVER SHEET

(Please Print or Type)

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, OR 97006

NAME OF THE TRANSACTION(S): Sheriff's certificate of sale for Recording

DIRECT PART/GRANTOR(S) 205.160

Grantor

Klamath County Sheriff

INDIRECT PARTY/GRANTEE(S) 205.160

Grantee:

LoanCare, LLC

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:

LoanCare, LLC
3637 Sentara Way, Suite 303
Virginia Beach, VA 23452



KLAMATH COUNTY SHERIFF'S OFFICE

Sheriff Shane L. Mitchell

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

State of Oregon)
County of Klamath)

Court Case#

24CV21971

Sheriff's Case#

S25-0357

NOTICE OF SHERIFF'S SALE (Real Property)

On **October 29, 2025**, 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 37 IN BLOCK 10 SECOND ADDITION TO NIMROD RIVER PARK ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

The property is commonly known as 27246 Josephine St, Sprague River, OR 97639.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated **July 18, 2025**, issued out of the Circuit Court of the state of Oregon for the County of Klamath writ issued where the plaintiff is **LAKEVIEW LOAN SERVICING, LLC** and defendant is **CHELSEA RYANNE CHAPLINE; DESIREE CHEYENNE LOUISE RAJU; CHARLIE BRYANNE CHAPLINE; CHARLTON BRYAN CHAPLINE; THOMAS ANDREAS CHAPLINE; TYLER CODY CHAPLINE; OREGON DEPARTMENT OF HUMAN SERVICES; CARTER-JONES COLLECTION SERVICE, INC.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 27246 JOSEPHINE ST, SPRAGUE RIVER, OR 97639.**

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



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(f) Environmental laws and regulations that affect the property.

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:

Aldridge Pite, LLP

Michael J. Page, OSB #194328

Of Attorneys for Plaintiff

(858) 750-7600

(619) 590-1385 (Facsimile)

mjpage@aldridgepite.com

SHANE L. MITCHELL, SHERIFF

Klamath County, Oregon

BY: Hailey Ford

Deputy

Posted: www.oregonsheriffssociety.org