

**NOTICE OF SHERIFF'S SALE**

Execution in Foreclosure  
(Real Property)

On the 27th day of February, 2018 at the hour of 10:00 AM, at the main entrance of the Marion County Courthouse, in the City of Salem, Oregon, I will sell at public oral auction to the highest bidder for cash the following described real property, subject to redemption, located in Marion County, Oregon, to-wit:

UNIT 29, BUILDING 7, LANCASTER SQUARE PHASE I, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPERTAINING TO SAID UNIT, AS SET FORTH IN DECLARATION OF UNIT OWNERSHIP RECORDED JUNE 30, 1989, IN THE OFFICE OF THE COUNTY CLERK OF MARION COUNTY, IN REEL 130, PAGE 186, MARION COUNTY RECORDS.

Commonly known as: 3824 Auburn Road NE, Salem, OR 97301

Said sale is made under a Writ of Execution in Foreclosure issued out of the Circuit Court of the State of Oregon for the County of Marion, case no. 16CV35212, to me directed in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. AUDREY L. CARLOZZI, AS AFFIANT FOR THE SMALL INTESTATE ESTATE OF JOHN WAYNE BAKER AND AS AN INDIVIDUAL, VERA I. MCKIBBEN, JACQUELINE A. NEWMAN, LINDA J. BROWN, LANCASTER SQUARE HOMES ASSOCIATION, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3824 AUBURN ROAD NE, SALEM, OR 97301, Defendants.

Writ of Execution dated the 11th day of October, 2017.

**PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY.** Before bidding at the sale, a prospective bidder should independently investigate the priority of the lien or interest of the judgment creditor; land use laws and regulations applicable to the property; approved uses for the property; limits on farming or forest practices on the property; rights of neighboring property owners; and environmental laws and regulations that affect the property.

Jason Myers, Sheriff  
Marion County, Oregon

By: Brian Wallace, Deputy

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**Conditions of Sale:** All potential bidders are subject to inspection of funds prior to or during participation of the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to Marion County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.