

NOTICE OF SHERIFF'S SALE

Execution in Foreclosure
(Real Property)

On the 9th day of April, 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:

LOT 2, BLOCK 3, LAKEWOOD ESTATES NO. 4, RECORDED MAY 17, 1979, IN BOOK OF TOWN PLATS, VOLUME 35, PAGE 29, COUNTY OF MARION, STATE OF OREGON.

Commonly known as: 13275 Daiquiri Lake Drive NE, Aurora, OR 97002

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. 17CV13852, to me directed in the case of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. THE ESTATE OF ANGELA M. GIMARELLI FREDRICKSEN AKA ANGELA M. GIMARELLI AKA ANGELA FREDRICKSEN, CATHERINE (CJ) FREDRICKSEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANGELA M. GIMARELLI FREDRICKSEN AKA ANGELA M. GIMARELLI AKA ANGELA FREDRICKSEN, Q. STEVEN FREDRICKSEN, TEGAN JOY FREDRICKSEN, THE UNKNOWN HEIRS, ASSIGNS, AND DEVISEES OF ANGELA M. GIMARELLI FREDRICKSEN AKA ANGELA M. GIMARELLI AKA ANGELA FREDRICKSEN, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, CAPITAL ONE BANK USA, N.A., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 13275 DAIQUIRI LAKE DR NE AURORA, OR 97002, Defendants.

Writ of Execution dated the 17th day of November, 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.