

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
HARNEY COUNTY**

BANK OF AMERICA, N.A.,

Plaintiff/s,

v.

UNKNOWN HEIRS, SPOUSE, LEGATEES, AND
DEWISEES OF ROBERT L NOVAK AKA
ROBERT LEE NOVAK, DECEASED;
UNKNOWN HEIRS, SPOUSE, LEGATEES,
AND DEWISEES OF WENDY NOVAK AKA
WENDY ELAINE NOVAK, DECEASED; KELLY
NOVAK, MARC NOVAK; COUNTRYWIDE
HOME LOANS, INC., THE BANK OF NEW
YORK MELLON FKA THE BANK OF NEW
YORK, AS SUCESSOR TRUSTEE TO
JPMORGAN CHASE BANK N.A., AS TRUSTEE
ON BEHALF OF THE CERTIFICATE HOLDERS
OF THE CWHEQ INC., HWHEQ REVOLVING
HOME EQUITY LOAN TRUST, SERIES 2006-D;
OCCUPANTS OF THE PROPERTY,

Defendant/s.

Case No.: 16CV37278

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on December 29, 2017 at 2:00 PM in the main lobby of the Harney County Courthouse, 450 N. Buena Vista Ave, Burns, Oregon, sell, at public oral auction to the highest bidder, for cash or cashier's check, the following real property, subject to redemption, commonly known as 1393 Foley Drive, Burns, Oregon 97720, and further described as,

Land in the City of Burns, Harney County, Oregon, as follows: In Twp. 23 S., R. 31 E., W.M.: Section 6: A parcel of land in the SW 1/4, which is described as follows: Beginning at a point which is S. 89° 40' E. 240 feet; thence North 123.5 feet; thence N. 89° 40' W. 240 feet; thence South 123.5 feet to the point of beginning.

Said sale is made under a writ of execution issued out of the Circuit Court of the State of Oregon for the County of Harney.

The Notice of Sale will be published in The Burns Times Herald, a newspaper of general circulation in Harney County, Oregon, on the following dates: November 8, 2017; November 15, 2017; November 22, 2017; and November 29, 2017.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days prior to the date of the sale. The first full day of posting is November 14, 2017.

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

Attorney: Bryan Kidder, OSB #140459
Mccarthy & Holthus, LLP
920 SW 3rd Ave., 1st Floor
Portland, OR 97204
971-201-3200

Conditions of Sale: Potential bidders must arrive no later than 15 minutes prior to the auction to register and allow the Harney County Sheriff's Office to review bidder's funds. Only U.S. currency and/or cashier's checks made payable to Harney County Sheriff's Office will be accepted. Individuals without proof of sufficient funds will not be allowed to participate. Payment must be made in full immediately upon the close of the sale.

David M. Ward
Harney County Sheriff

Date: November 7, 2017