

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

The Bank of New York Melon FKA The Bank of New York as Trustee for the Benefit of the Certificate Holders of the CWALT, Inc., Alternate Loan Trust 2006-23CB, Mortgage Pass-Through Certificates, Series 2006-23CB,

Plaintiff/s,

v.

Ronnie D. Burnett, an individual; Carrie C. Burnett; an individual; U.S. Bank, National Association, a corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property,

Defendant/s.

Case No.: 15CV0264FC

**NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY**

Notice is hereby given that I will on January 23, 2018 at 10:00 AM in the main lobby of the Deschutes County Sheriff's Office, 63333 W. Highway 20, Bend, 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 52677 Pine Drive, La Pine, Oregon 97739, and further described as,

LOT THREE (3) BLOCK FIVE (5), CAGLE SUBDIVISION PLAT NO. 3, DESCHUTES COUNTY, OREGON. TOGETHER WITH LOT TWO (2), EXCEPTING THEREFROM THE NORTH 200 FEET OF SAID LOT 2, BLOCK 5, CAGLE SUBDIVISION PLAT NO. 3, DESCHUTES COUNTY, OREGON

TAX PARCEL NUMBER : 114212

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

The Notice of Sale will be published in The Bulletin, a newspaper of general circulation in Deschutes County, Oregon, on the following dates: December 13, 2017; December 20, 2017; December 27, 2017; and January 3, 2018.

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 December 13, 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: Amy Harrington, Esq., OSB #123363
Zieve, Brodnax & Steele, LLP
One World Trade Center
121 Southwest Salmon St., 11th Floor
Portland, OR 97204
714-848-7920

Conditions of Sale: Potential bidders must arrive no later than 15 minutes prior to the auction to register and allow the Deschutes County Sheriff's Office to review bidder's funds. Only U.S. currency and/or cashier's checks made payable to Deschutes 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.

L. SHANE NELSON
Deschutes County Sheriff

Scott B. Haynes, Civil Technician
Date: December 5, 2017