

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

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2006-26,

Plaintiff/s,

v.

Cristina Woodard, an individual; and all other persons, parties, or occupants unknown claiming any 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.: 14CV0239FC

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

Notice is hereby given that I will on August 2, 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 17521 NE Juno Court, La Pine, Oregon 97739, and further described as,

Lot 28, Block 9, Newberry Estates Phase II, Deschutes County, Oregon.

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: June 27, 2018; July 4, 2018; July 11, 2018; and July 18, 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 June 27, 2018.

**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: Nathan F. Smith, OSB #120112  
Malcolm Cisneros, ALC  
2112 Business Center Drive  
Irvine, California 92612  
(949) 252-9400

**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

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Jennifer L. Hill, Civil Technician  
Date: June 18, 2018