

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF POLK**

BANK OF AMERICA, N.A.,

Plaintiff(s),

vs.

ESTATE OF MARIAN L. GRAHAM; JACK GRAHAM, CARL L. GRAHAM,
AND RHONDA K. FRAKES INDIVIDUALLY AND AS SUCCESSOR CO-
TRUSTEES OF THE MARIAN L. GRAHAM, REVOCABLE LIVING TRUST
2012; STATE OF OREGON DEPARTMENT OF REVENUE; AND ALL
OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY
KNOWN ASA 561 N. 13TH ST., INDEPENDENCE, OR 97351,

Defendant(s).

No. 17CV05968

**NOTICE OF
SHERIFF'S SALE
(REAL PROPERTY)**

On 06-12-18, at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, I will sell at public auction to the highest bidder for cash or certified cashier's check made payable to the Polk County Sheriff's Office, subject to redemption, all of the interest which the defendant(s) had on the date of the Deed of Trust and also all of the interest which the defendant(s) had thereafter in the following described real property located in Polk County, Oregon, to wit:

LOT 5, BLOCK 7, ASHBROOK ADDITION PHASE II, IN THE CITY OF INDEPENDENCE, POLK COUNTY, OREGON.

More commonly known as 561 N. 13TH ST. INDEPENDENCE, OR. 97351

Said sale is made pursuant to a Writ of Execution dated 04-23-18, issued out of the Circuit Court of the State of Oregon for the County of Polk to me directed in the above entitled case.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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.**

CONDITIONS OF SALE: Only U.S. currency and/or certified cashier's checks made payable to the Polk County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

If you are attending the sale please check in at the Sheriff's Office. If you are bidding at the sale I will ask to verify that you have the funds to participate.

Mark Garton, Sheriff
Polk County, Oregon

By: Jay M. Schmoyer, Civil Deputy
For Mark Garton, Sheriff

First Publication: 05-10-18
Last Publication: 06-06-18