

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR PACIFIC COUNTY**

REVERSE MORTGAGE SOLUTIONS, INC.,

Plaintiff

v.

THE UNKNOWN HEIRS AND DEVISEES OF
RALPH BAKER; CAROLE HARRISON;
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; OCCUPANTS OF THE
PROPERTY,

Defendant

Cause No. 18-2-00055-25

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY**

Judgment Rendered On 07/05/19

**Writ of Execution or Order
of Sale Issued** 11/26/19

Date of Levy 02/19/20

TO: THE UNKNOWN HEIRS AND DEVISEES OF RALPH BAKER [IN REM], Judgment Debtor(s)

The Superior Court of Pacific County has directed the undersigned Sheriff of Pacific County to sell the property described below to satisfy a judgment in the above-entitled action. The property to be sold is described on the reverse side of this notice. If developed, the property address is 2007 41ST STREET, LONG BEACH, WA 98631.

The sale of the above-described property is to take place:

Time: 10:00 a.m.

Date: 04/24/20

Place: Inside Main Entrance of the Pacific County Courthouse, 300 Memorial Drive,
South Bend, Washington

The judgment debtor or debtors can avoid the sale by paying the judgment amount of \$137,319.76, together with interest, costs, and fees, before the sale date. For the exact amount, contact the Sheriff at the address stated below.

This property is subject to:

NO REDEMPTION RIGHTS AFTER SALE.

The judgment debtor or debtors or any of them may redeem the above described property at any time up to the end of the redemption period by paying the amount bid at the sheriff's sale plus additional costs, taxes, assessments, certain other amounts, fees, and interest. If you are interested in redeeming the property contact the undersigned Sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE:

THERE IS NO REDEMPTION PERIOD. THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS A PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR OR DEBTORS AT THE TIME OF SALE, HE, SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE. THE JUDGEMENT DEBTOR MAY ALSO HAVE A RIGHT TO RETAIN POSSESSION DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.

If the sale is not pursuant to a judgment of foreclosure of a mortgage or statutory lien, the Sheriff has been informed that there is not sufficient personal property to satisfy the judgment. If the judgment debtor or debtors do have sufficient personal property to satisfy the judgment, the judgment debtor or debtors should contact the Sheriff's Office immediately.

Dated 02/21/20

ROBIN K SOUVENIR, SHERIFF
PACIFIC COUNTY, WASHINGTON

By: _____
EVA KANICK, Civil Clerk
Pacific County Sheriff's Office
PO Box 27, South Bend, WA 98586
360-875-9395

Legal Description:

PARCEL 1: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 11 WEST OF W.M., PACIFIC COUNTY, WASHINGTON; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 02°58'59" EAST 341.07 FEET TO THE CENTERLINE OF 41ST PLACE; THENCE ALONG SAID CENTERLINE NORTH 86°20'48" WEST 315.02 FEET; THENCE NORTH 02°58'59" EAST, 30.01 FEET TO THE NORTH RIGHT-OF-WAY OF SAID 41ST PLACE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°58'59" EAST 152.15 FEET; THENCE SOUTH 86°20'48" EAST 300.02 FEET; THENCE SOUTH 02°58'59" WEST 152.16 FEET TO THE NORTH RIGHT-OF WAY OF SAID 41ST PLACE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 86°20'48" WEST 300.02 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 10 N, RANGE 11 WEST, WM., PACIFIC COUNTY, WASHINGTON; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION N 02°58'59" E, 341.07 TO THE CENTERLINE OF 41ST PLACE; THENCE ALONG SAID CENTERLINE N 86°20'48" W, 315.02'; THENCE N 02°58'59" E, 182.17" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 02°58'59" E, 152.47; THENCE S 86°13'44" E 300.03'; THENCE S 02°58'59" W. 151.85';

Parcel No: 74008002001 and 74008002002

Attorney for Plaintiff:

McCarthy & Holthus
108 1st Avenue South, Ste. 300
Seattle, WA 98104