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

URBAN FINANCIAL OF AMERICA, LLC, FORMERLY KNOWN AS URBAN FINANCIAL GROUP, INC., Plaintiff v. DOROTHY M. SMITH, AN INDIVIDUAL; AND ALL OTHER PERSONS OR PARTIES 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, COLLECTIVELY DESIGNATED AS DOES 1 THROUGH 50, INCLUSIVE., Defendant	**Cause No.** 15-2-00243-2 **SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY** **Judgment Rendered On** 06/26/2017 **Writ of Execution or Order of Sale Issued** 04/20/2018 **Date of Levy** 05/25/2018

TO: DOROTHY M. SMITH, 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 524 Third Street East, South Bend, WA 98586.

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

Time: 10:00 a.m.
Date: 07/06/2018
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 $77,045.83, 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.
☒ **A REDEMPTION PERIOD OF EIGHT (8) MONTHS WHICH WILL EXPIRE AT 4:30 P.M. ON THE 6TH DAY OF MARCH, 2019.**
☐ A redemption period of one year which will expire at 4:30 p.m. on the 6th day of March, 2019.

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: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30 p.m. ON THE 6th DAY OF MARCH, 2019, THE END OF THE 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 JUDGMENT 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 05/25/2018.

SCOTT L. JOHNSON, SHERIFF
PACIFIC COUNTY, WASHINGTON

By: _____
DENISE L. ROWLETT, Chief Civil Deputy
Pacific County Sheriff's Office
PO Box 27, South Bend, WA 98586
360-875-9395

Legal Description:

LOTS 1 TO 6, BOTH INCLUSIVE, IN BLOCK 26 OF SOUTH BEND LAND COMPANY'S SECOND ADDITION TO SOUTH BEND, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE AUDITOR OF PACIFIC COUNTY, WASHINGTON

Parcel No: 71016026001

Attorney for Plaintiff:

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