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

SELENE FINANCE LP, Plaintiff v. CANDACE D. EARLS; UNKNOWN HEIR AND DEVISEES OF CHRISTOPHER G HUSE; HAROLD W. HUSE; CITY OF SOUTH BEND, UNKNOWN PARTIES IN POSSESSION; OR CLAIMING A RIGHT TO POSSESSION; AND UNKNOWN OCCUPANTS, Defendant	**Cause No.** 16-2-00027-6 **SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY** **Judgment Rendered On** 11/01/19 **Writ of Execution or Order of Sale Issued** 11/15/19 **Date of Levy** 02/03/20

TO: CANDACE D. EARLS; UNKNOWN HEIR AND DEVISEES OF CHRISTOPHER G. HUSE; HAROLD W. HUSE [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 436 STATE ROUTE 105, RAYMOND, WA 98577.

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

Time: 10:00 a.m.
Date: 03/13/20
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 $$276,944.57, 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:

A REDEMPTION PERIOD OF EIGHT (8) MONTHS WHICH WILL EXPIRE AT 4:30 P.M. ON THE 13TH DAY OF NOVEMBER, 2020.

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 13TH DAY OF NOVEMBER, 2020, 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 02/03/20.

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:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 9 WEST OF W.M., PACIFIC COUNTY, WASHINGTON, WITH THE SOUTHERLY RIGHT-OF-WAY OF FORMER SECONDARY STATE HIGHWAY NO. 13-A NOW A COUNTY ROAD, THENCE SOUTH; ALONG THE WEST LINE OF SAID NORTHEAST ¼ OF SOUTHEAST ¼ 398.7 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SECONDARY STATE HIGHWAY NO. 13-A AS NOW LOCATED AND CONSTRUCTED, THENCE SOUTH; 71°30' EAST ALONG SAID RIGHT-OF-WAY LINE 447.9 FEET, THENCE NORTH; AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ OF SOUTHEAST ¼ A DISTANCE OF 365.0 FEET TO THE SOUTH RIGHT-OF WAY LINE OF SAID COUNTY ROAD, THENCE NORTH; 67°30' WEST 460.0 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING.

Parcel No: 14092241032

Attorney for Plaintiff:

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