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

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

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff

vs

JAMES L. INGRAM; ANGIE M. INGRAM; UNITED STATES OF AMERICA; CACH, LLC; OCCUPANTS OF THE PREMISES; AND ANY PERSONS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT,
Defendant

CAUSE NUMBER	14-2-01641-1
JUDGEMENT	February 18, 2022
ORDER SALE ISSUED	March 15, 2022

TO: JAMES L. INGRAM AND ANGIE M. INGRAM (IN REM)

The Superior Court of Clark County has directed the undersigned Sheriff of Clark 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 bottom of page 2. If developed, the property address is:
15904 NE GABRIEL ROAD
YACOLT, WA

The sale of the above described property is to take place:
TIME: 09:30
DATE: June 24, 2022
PLACE: FRONT STEPS CLARK COUNTY COURTHOUSE
1200 FRANKLIN STREET, VANCOUVER, WASHINGTON.

The judgment debtor can avoid the above mentioned sale by paying the judgment amount of $563,606.66 together with interest, cost and fees before the sale date. For the exact amount, contact the Sheriff at the address stated below:

This property is subject to: (check one)
[] No redemption rights after sale.
[x] A redemption period of eight month which will expire at 4:30 p.m. on February 24, 2023.
[] A redemption period of one year which will expire at 4:30 p.m. on February 24, 2023

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 February 24, 2023, 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 THE 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 THE 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.

The Sheriff has been informed that there is not sufficient personal property to satisfy the judgment. If the judgment debtor(s) do have sufficient personal property to satisfy the judgment, they should contact the Sheriff's Office immediately.

LEGAL DESCRIPTION:
DESCRIBED IN THE DEED OF TRUST AS:
THE WEST ACRES OF THE FOLLOWING DESCRIBED TRACT:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY AND WESTERLY OF COUNTY ROAD NO. 5.
EXCEPT THE NORTH 10 ACRES AS DEEDED TO LYNN A. DAVEY AND SUZANNE C. DAVEY, HUSBAND AND WIFE BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. G 680115.
MORE ACCURATELY DESCRIBED AS FOLLOWS:
THE WEST 5 ACRES OF THE FOLLOWING DESCRIBED TRACT:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, LYING NORTHERLY AND WESTERLY OF COUNTY ROAD NO. 5.
EXCEPT THE NORTH 10 ACRES AS DEEDED TO LYNN A. DAVEY AND SUZANNE C. DAVEY, HUSBAND AND WIFE BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. G 680115.

CHUCK E. ATKINS, SHERIFF
CLARK COUNTY, WASHINGTON

BY: EVELINA KURILENKO

Civil Department
P.O. Box 410
Vancouver, Washington, 98666
(564) 397-2225

DATED: 04/28/2022