

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

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

SALMON CREEK ESTATES CONDOMINIUM
ASSOCIATION, A WASHINGTON
NONPROFIT CORPORATION,
Plaintiff

vs

THE KNOWN AND UNKNOWN HEIRS AND/OR DEVISEES OF
ELLA A. ANDERSON, DECEASED, DAVID ANDERSON, NATHAN
ANDERSON, AND DAMIAN ANDERSON, THE KNOWN AND
UNKNOWN HEIRS AND DEVISEES OF HAROLD ANDERSON, AND
THE UNKNOWN TRUSTEES AND BENEFICIARIES OF THE
HAROLD ANDERSON INTER VIVOS TRUST,
Defendant

CAUSE NUMBER	22-2-01793-06
JUDGEMENT	January 6, 2023
ORDER SALE ISSUED	December 9, 2022

TO: THE KNOWN AND UNKNOWN HEIRS AND/OR DEVISEES OF ELLA A. ANDERSON, DECEASED,
DAVID ANDERSON, NATHAN ANDERSON, AND DAMIAN ANDERSON, THE KNOWN AND UNKNOWN
HEIRS AND DEVISEES OF HAROLD ANDERSON, AND THE UNKNOWN TRUSTEES AND
BENEFICIARIES OF THE HAROLD ANDERSON INTER VIVOS TRUST

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:
1213 N.W. 133RD ST., UNIT A
VANCOUVER, WA

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

TIME: 09:30
DATE: March 31, 2023
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 \$22,362.05 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.
 A redemption period of eight month which will expire at 4:30 p.m.
on November 30, 2023.
 A redemption period of one year which will expire at 4:30 p.m. on
November 30, 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 November 30, 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:

UNIT A, BUILDING NO. 95, SALMON CREEK ESTATES-12, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF, RECORDED JUNE 27, 1988, UNDER AUDITOR'S FILE NO. 8806270137, AND SURVEY MAP AND PLAN RECORDED IN VOLUME OF CONDOMINIUMS, PAGE 392, RECORDS OF CLARK COUNTY, WASHINGTON, AND AN AMENDMENTS THERETO.

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON

BY: EVELINA KURILENKO

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

DATED: 01/26/2023

