

**IN THE SUPERIOR COURT
OF THE STATE OF WASHINGTON FOR CLARK COUNTY
SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY**

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER
PARTICIPATION TRUST, Plaintiff

CAUSE NUMBER	15-2-02626-1
JUDGEMENT	October 14, 2022
ORDER SALE ISSUED	July 18, 2023

vs

JACK W. BAILEY, AN INDIVIDUAL; SHARON J. BAILEY, AN INDIVIDUAL; JASON HAGEN, AN INDIVIDUAL; HOUSEHOLD FINANCE CORPORATION III, A WASHINGTON CORPORATION; MOUNT VISTA ASSOCIATION AKA MOUNT VISTA HOMEOWNERS ASSOCIATION, A WASHINGTON CORPORATION; CLARK REGIONAL WASTEWATER DISTRICT, A SPECIAL PURPOSE DISTRICT AND PUBLIC AGENCY, STATE OF WASHINGTON, A GOVERNMENT ENTITY; UNITED STATES OF AMERICA, A GOVERNMENT ENTITY; AND ALL OTHER PERSON, PARTIES, OR OCCUPANTS 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, Defendant

TO: JACK W. BAILEY, SHARON J. BAILEY, HOUSEHOLD FINANCE CORPORATION III, MOUNT VISTA ASSOCIATION AKA MOUNT VISTA HOMEOWNERS' ASSOCIATION, CLARK REGIONAL WASTEWATER DISTRICT, STATE OF WASHINGTON, UNITED STATES OF AMERICA AND ALL OTHER PERSON, PARTIES OR OCCUPANTS' UNKNOWN

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:

16203 NE 36TH
RIDGEFIELD, WA

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

TIME: 09:30

DATE: October 27, 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 \$674,532.86 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 June 27, 2024.

☐ A redemption period of one year which will expire at 4:30 p.m. on June 27, 2024

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 June 27, 2024, 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:

LOT(S) 14, MOUNT VISTA 10-A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME H OF PLATS, PAGE 41, RECORDS OF CLARK COUNTY, WASHINGTON.

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON

DATED: 09/01/2023

BY: EVELINA KURILENKO
Civil Department
P.O. Box 410
Vancouver, Washington, 98660
(564) 397-6030

