

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

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

EDGETREE CONDOMINIUM
ASSOCIATION,
Plaintiff

vs

JAMES R. ARMER AND PARTIES IN
POSSESSION OR CLAIMING A RIGHT
TO POSSESSION,
Defendant

CAUSE NUMBER 23-2-03137-06
JUDGEMENT January 19, 2024
ORDER SALE ISSUED April 16, 2024

TO: JAMES R. ARMER

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:
13819 NW 10TH CT., UNIT F
VANCOUVER, WA

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

TIME: 09:30

DATE: ~~June 14, 2024~~ **July 12, 2024**

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 \$18,702.79 together with interest, cost and fees before the sale

NOTICE OF CHANGE STATE OF WASHINGTON CLARK COUNTY

Notice is hereby given that the above sale is postponed from the 14 day of June, 2024 to the 12 day of July, 2024 at 09:30 AM.

John Horch, Sheriff

By: *Evelina Kurilenko*

A redemption period of one year which will expire at 4:30 p.m.
on ~~June 14, 2025~~ **July 12, 2025**.

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 14, 2025~~, **JULY 12, 2025**, 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(S) F, EDGETREE CONDOMINIUMS PHASE 16, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED JUNE 9, 1987, UNDER AUDITOR'S FILE NO. 8706090005, AND SURVEY MAP AND PLANS RECORDED IN VOLUME H OF CONDOMINIUMS, PAGE 352 RECORDS OF CLARK COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON

Evelina Kurilenko

BY: EVELINA KURILENKO

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

DATED: 04/26/24

Postponed: 6/14/24