

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

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

REID LARSON AND NICOLETTE
LARSON, HUSBAND AND WIFE,
Plaintiff

vs

CAUSE NUMBER 14-2-02295-0
JUDGEMENT September 18, 2024
ORDER SALE ISSUED November 7, 2024

COLUMBIA CREDIT UNION; AND ALL
OTHER UNKNOWN PERSONS OR PARTIES
CLAIMING ANY RIGHT, TITLE,
ESTATE, LIEN OR INTEREST IN THE
REAL ESTATE DESCRIBED IN THE
COMPLAINT HEREIN,
Defendant

TO: 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:
13206 NE 151ST STREET
BRUSH PRAIRIE, WA

The sale of the above described property is to take place:
TIME: 09:30
DATE: January 3, 2025
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 \$412,665.24 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 .
 A redemption period of one year which will expire at 4:30 p.m. on

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 0, 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:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON; THENCE NORTH 208.71 FEET; THEN EAST 208.71 FEET; THENCE SOUTH 208.71 FEET; THENCE WEST TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF, IF ANY, LYING SOUTH OF COUNTY ROAD OR LYING WITHIN THE COUNTY ROADS. ASSESSOR'S PARCEL NO.: 197194-000

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON

Evelina Kurilenko

BY: EVELINA KURILENKO

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

DATED: 11/19/2024