

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

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

SOUND COMMUNITY BANK, Plaintiff

vs

CAUSE NUMBER 24-2-00272-06
JUDGEMENT December 17, 2024
ORDER SALE ISSUED February 6, 2025

DOE 1 AND DOE 2 WHO ARE UNKNOWN
HEIRS AND DEVISEES OF ROXANNE
LOUISE COUNTRYMAN; DOE 3 AND DOE
4 WHO ARE THE OCCUPANTS OF 34921
NE AMBOY ROAD, YACOLT, WA 98675;
AMY D. COUNTRYMAN; GEORGE E.
COUNTRYMAN; KENNETH BYRON
COUNTRYMAN; RICHARD WAYNE
COUNTRYMAN; HEIDI R. ANDERSON;
AND STATE OF WASHINGTON,
DEPARTMENT OF SOCIAL AND HEALTH
SERVICES, Defendant

TO: DOE 1 AND DOE 2 WHO ARE UNKNOWN HEIRS AND DEVISEES OF ROXANNE LOUISE
COUNTRYMAN; AMY D. COUNTRYMAN; GEORGE E. COUNTRYMAN; KENNETH BYRON COUNTRYMAN;
RICHARD WAYNE COUNTRYMAN; HEIDI R. ANDERSON; AND STATE OF WASHINGTON,
DEPARTMENT OF SOCIAL AND HEALTH SERVICES

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:

34921 NE AMBOY ROAD
YACOLT, WA

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

TIME: 09:30
DATE: May 2, 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 \$302,232.83 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 January 2, 2026.
- A redemption period of one year which will expire at 4:30 p.m. on
January 2, 2026

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 January 2, 2026, 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:

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, LYING EAST OF COUNTY ROAD NO. 16 AND WEST OF THAT CERTAIN RAILROAD RIGHT-OF-WAY AS CONVEYED TO HARBOR PLYWOOD CORPORATION BY DEED RECORDED UNDER AUDITOR'S FILE NO. G 1964, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID COUNTY ROAD NO. 16 AND THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 325 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SUBDIVISION 140 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 154 FEET, MORE OR LESS, TO THE CENTERLINE OF SAID COUNTY ROAD NO. 16; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE 220 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN COUNTY ROAD NO. 16, AKA NE AMBOY ROAD.

APN#: 279472-000

DATED: 02/26/2025

JOHN HORCH, SHERIFF

CLARK COUNTY, WASHINGTON

Evelina Kurilenko

BY: EVELINA KURILENKO

Civil Department

P.O. Box 410

Vancouver, Washington, 98666

(564) 397-2225