

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

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

MICHAEL D. COLBERT,  
Plaintiff

vs

JEREMY GOODSON, AN INDIVIDUAL;  
COUVE ENTERPRISES, LLC, A  
WASHINGTON LIMITED LIABILITY  
COMPANY; OTTO GAITHER, AN  
INDIVIDUAL; AND OCCUPANTS AND  
PARTIES IN POSSESSION  
Defendant

CAUSE NUMBER	25-2-00424-06
JUDGEMENT	April 7, 2025
ORDER SALE ISSUED	May 1, 2025

TO: JEREMY GOODSON

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:

12718 NE 159<sup>TH</sup> STREET

BRUSH PRAIRIE, WA

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

TIME: 09:30

DATE: August 8, 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 \$943,876.44 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.

☒ A redemption period of one year which will expire at 4:30 p.m. on  
August 8, 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 August 8, 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:

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND OWNED BY GRANTEEES AS SHOWN IN DEED RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NO. F-25821, WHICH POINT IS IDENTIFIED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, 760 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO SCHOOL DISTRICT NO. 23, AS PER DEED RECORDED IN BOOK 51, PAGE 364, CLARK COUNTY DEED RECORDS; RUNNING THENCE NORTH PARALLEL TO THE EAST LINE OF SECTION 15, 78 RODS (1287 FEET), MORE OR LESS, TO THE SOUTHERLY LINE OF A CERTAIN TRACT CONVEYED TO U.S.G. MORGAN, AS PER DEED RECORDED IN BOOK 53, AT PAGE 249, OF SAID RECORDS, WHICH POINT OF INTERSECTION IS THE POINT OF BEGINNING AS ABOVE SET OUT; THENCE NORTH 477 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION 196 FEET, MORE OR LESS, TO A POINT WHICH IS ON THE NORTH LINE EXTENDED OF GRANTEEES' TRACT AS IDENTIFIED IN SAID DEED TO GRANTEEES RECORDED UNDER CLARK COUNTY AUDITOR'S RECEIVING NO. 25821 AS AFORESAID; WHICH POINT IS EAST 215 FEET OF THE NORTHEAST CORNER OF GRANTEEES' SAID TRACT; THENCE WEST 215 FEET TO THE EASTERLY POINT ON SAID NORTH LINE OF GRANTEEES' TRACT AS AFORESAID; THENCE SOUTHERLY AND EASTERLY ON A LINE TO THE POINT OF BEGINNING.

TO PROPERLY IDENTIFY THE NORTHERLY LINE OF GRANTEEES' TRACT REFERRED TO ABOVE IN THE DESCRIPTION, IT IS DESCRIBED BEING THE 177.5 FEET, MORE OR LESS, COURSE ALONG THE SOUTH LINE OF THE SUSIE I. HASTINGS TRACT AS REFERRED TO IN THE FOLLOWING DESCRIPTION:

BEGINNING ON THE SOUTH LINE OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON, 760 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT CONVEYED TO SCHOOL DISTRICT #23, AS PER DEED RECORDED IN BOOK 51, PAGE 364, CLARK COUNTY DEED RECORDS; RUNNING THENCE NORTH PARALLEL WITH THE EAST LINE OF SECTION 15, 78 RODS (1287 FEET), MORE OR LESS, TO THE SOUTHERLY LINE OF A CERTAIN TRACT CONVEYED TO U.S.G. MORGAN, AS PER DEED RECORDED IN BOOK 53, AT PAGE 249 OF SAID RECORDS; THENCE NORTHWESTERLY ON THE SAID SOUTHERLY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH ON SAID LINE TO THE SOUTHEAST CORNER OF A

CERTAIN TRACT CONVEYED TO SUSIE I. HASTINGS, AS PER DEED RECORDED IN BOOK 25, AT PAGE 122 OF SAID RECORDS; THENCE WEST ON THE SOUTH LINE OF SAID TRACT 177.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO THEODORE MAVES AS PER DEED RECORDED IN BOOK 76, PAGE 117 OF SAID RECORDS; THENCE SOUTH ON THE EAST LINE OF SAID TRACT 1185 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ON THE SOUTH LINE OF SAID TRACT 670 FEET, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD TO THE SOUTH LINE OF SAID SECTION 15; AND THENCE EAST ON THE SOUTH LINE OF SAID SECTION 15, TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON: 760 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO SCHOOL DISTRICT #23, AS PER DEED RECORDED IN BOOK 51, PAGE 364, CLARK COUNTY DEED RECORDS; RUNNING THENCE NORTH PARALLEL WITH THE EAST LINE OF SECTION 15, 78 RODS (1287 FEET), MORE OR LESS TO THE SOUTHERLY LINE OF A CERTAIN TRACT CONVEYED TO U.S.G. MORGAN, AS PER DEED RECORDED IN BOOK 53, AT PAGE 249 OF SAID RECORDS; THENCE NORTHWESTERLY ON THE SAID SOUTHERLY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH ON SAID LINE TO THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO SUSIE I. HASTINGS, AS PER DEED RECORDED IN BOOK 25, AT PAGE 122 OF SAID RECORDS; THENCE WEST ON THE SOUTH LINE OF SAID TRACT 177.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO THEODORE MAVES AS PER DEED RECORDED IN BOOK 76, PAGE 117 OF SAID RECORDS; THENCE SOUTH ON THE EAST LINE OF SAID TRACT 1185 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ON THE SOUTH LINE OF SAID TRACT 670 FEET, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD TO THE SOUTH LINE OF SAID SECTION 15; AND THENCE EAST ON THE SOUTH LINE OF SAID SECTION 15, TO THE POINT OF BEGINNING.

EXCEPTING, HOWEVER, THAT CERTAIN TRACT DEEDED TO N.K. HOLMBERG AND EDITH P. HOLMBERG, HUSBAND AND WIFE, RECORDED IN BOOK 180, AT PAGE 336, CLARK COUNTY DEED RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BRUSH PRAIRIE-HOCKINSON ROAD WITH THE EAST LINE OF THE VANGAITHERR-BATTLE GROUND ROAD IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID BRUSH PRAIRIE-HOCKINSON ROAD, 343 FEET AND 6 INCHES; THENCE NORTH 580 FEET AND 10 INCHES; THENCE WEST 638 FEET AND 9 INCHES, MORE OR LESS, TO THE EAST LINE OF SAID VANGAITHERR-BATTLE GROUND ROAD; THENCE SOUTHERLY ALONG SAID EAST LINE 664 FEET 10 INCHES, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING FROM THE FOREGOING PARCELS THE EAST 140 FEET OF THE SOUTH 1338 FEET THEREOF.

ALSO EXCEPT THAT PORTION DESCRIBED IN JUDGEMENT FROM SUPERIOR COURT CASE NO. 21-2-00149-06 AND RECORDED UNDER AUDITOR'S FILE NO. 5917357, RECORDS OF CLARK COUNTY, WASHINGTON.

JOHN HORCH, SHERIFF  
CLARK COUNTY, WASHINGTON

*Evelina Kurilenko*  
BY: EVELINA KURILENKO

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

DATED: 06/18/2025