

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

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

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff
vs

CAUSE NUMBER 24-2-02811-06
JUDGEMENT February 6, 2025
ORDER SALE ISSUED May 20, 2025

TRAVIS ROBERT O'BRIEN, AN
UNMARRIED MAN; THE WASHINGTON
STATE HOUSING FINANCE
COMMISSION; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; COLUMBIA
COLLECTORS, INC.; AND OCCUPANTS
OF THE PREMISES, Defendant

TO: TRAVIS ROBERT O'BRIEN, AN UNMARRIED MAN (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:

8516 NE 145TH AVE
VANCOUVER, WA

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

TIME: 09:30

DATE: July 25, 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 \$454,965.60 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 July 25, 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 July 25, 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:

LOT 18, MAYERS TERRACE PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME H OF PLATS, PAGE 840, RECORDS OF CLARK COUNTY, WASHINGTON. TOGETHER WITH A NON-EXCLUSIVE PRIVATE ROAD EASEMENT AS SHOWN ON THE FACE OF THE RECORDED PLAT. SITUATE IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON



BY: EVELINA KURILENKO

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

DATED: 06/11/2025