

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

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

U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE, FOR LEHMAN ABS  
MANUFACTURED HOUSING CONTRACT  
SENIOR/SUBORDINATE ASSET-BACKED  
CERTIFICATE TRUST, SERIES 2001-  
B,

Plaintiff

vs

UNKNOWN HEIRS, ASSIGNS AND  
DEVISEES OF DENNIS W YAROSZ,  
SANDRA S YAROSZ; CLARK REGIONAL  
WASTEWATER DISTRICT, OCCUPANTS  
OF THE PROPERTY,

Defendant

CAUSE NUMBER           24-2-03580-06  
JUDGEMENT             April 15, 2025  
ORDER SALE ISSUED   May 8, 2025

TO: UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DENNIS W YAROSZ, SANDRA S YAROSZ;

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:  
1651 PIONEER, NKA 14 S GEE CREEK LOOP,  
RIDGEFIELD, 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 \$114,580.59 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 April 8, 2026.

☐ 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:

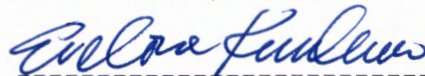
IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE April 8, 2026, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS THE TENANT HOLDING UNDER AN UNEXPIRED LEASE. 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:

UNIT 14, GEE CREEK MEADOWS MOBILE HOME PARK CONDOMINIUMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "J" OF PLATS, PAGE 46, RECORDS OF CLARK COUNTY, WASHINGTON. TOGETHER WITH: 1995 MODULINE ARDMORE, 28X60, SERIAL #: 1-15093

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