

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

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

AMERIHOMES MORTGAGE COMPANY, LLC,
Plaintiff

vs

JUSTIN E COLE, CHAMAE MARIE
CALDWELL; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT, STATE OF
WASHINGTON, OCCUPANTS OF THE
PROPERTY
Defendant

CAUSE NUMBER	24-2-03845-06
JUDGEMENT	July 22, 2025
ORDER SALE ISSUED	August 8, 2025

TO: JUSTIN E COLE, CHAMAE MARIE CALDWELL

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:
2510 FRANKLIN ST
VANCOUVER, WA

The sale of the above described property is to take place:
TIME: 09:30
DATE: November 14, 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 \$345,657.33 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:

- ☐ No redemption rights after sale.
- ☒ A redemption period of eight month which will expire at 4:30 p.m. on July 14, 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 July 14, 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(S) 2, BLOCK 3, MOODY AND ROTHROCK'S ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME C OF PLATS, PAGE 084, 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: 09/17/2025