

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

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

COGDALL CONSTRUCTION, INC.,
D/B/A CONTRACT FURNISHINGS MART,
AN OREGON CORPORATION,
PLAINTIFF

vs

CAUSE NUMBER 24-2-02129-9 SEA
JUDGEMENT June 17, 2024
ORDER SALE ISSUED August 18, 2025

HERITAGE PROPERTIES, LLC, A
WASHINGTON LIMITED LIABILITY
COMPANY; GENE THOMPSON AND JUDITH
THOMPSON, HUSBAND AND WIFE AND
THE MARITAL COMMUNITY COMPOSED
THEREOF; DEFENDANTS.

HERITAGE PLAZA, LLC, A WASHINGTON
LIMITED LIABILITY COMPANY,
ADDITIONAL DEFENDANT

TO: HERITAGE PLAZA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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:

ABBREVIATED LEGAL: PNT OF LOT 5 HERITAGE PLAZA SHORT PLAT RECORDED IN BOOK 4,
PAGE 22. PARCEL No. 986033857

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 \$21,019.37 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
November 14, 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 November 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:

PARCEL I.

LOT 5 OF HERITAGE PLAZA SHORT PLAT, RECORDED IN BOOK 4, PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, RECORDED JULY 9, 2014, RECORDED UNDER AUDITOR'S FILE NO. 5086162, RECORDS OF CLARK COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 5 CONVEYED TO JAGJIT S. BHUI AND PRABHJOT K. BHUI AND ALTA LAND HOLDINGS, LLC, ON DECEMBER 23, 2021 UNDER CLARK COUNTY AUDITOR'S FILE NO. 6003364 AND RE-RECORDED ON FEBRUARY 14, 2022 UNDER AUDITOR'S FILE NO. 6019300.

PARCEL II

A NON-EXCLUSIVE AND RECIPROCAL EASEMENT AS DISCLOSED UNDER AUDITOR'S FILE NO. 3314557 AND 5116048, RECORDS OF CLARK COUNTY, WASHINGTON.

TAX PARCEL NO. 986033857

ABBREVIATED LEGAL: PTN OF LOT 5 HERITAGE PLAZA SHORT PLAT RECORDED IN BOOK 4, PAGE 22

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON

DATED: 09/16/2025

BY: EVELINA KURILENKO

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

