

**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

RENEE GLEASON, MATT GLEASON; THE
WASHINGTON STATE HOUSING FINANCE
COMMISSION, SECRETARY OF HOUSING
AND URBAN DEVELOPMENT , LVNV
FUNDING, OCCUPANTS OF THE
PROPERTY,
Defendant

CAUSE NUMBER	25-2-00971-06
JUDGEMENT	June 3, 2025
ORDER SALE ISSUED	July 10, 2025

TO: RENEE GLEASON, MATT GLEASON

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:
12803 NE 104TH ST
VANCOUVER, WA

The sale of the above described property is to take place:
TIME: 09:30
DATE: October 17, 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 \$363,237.95 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 June 17, 2026.
☐ A redemption period of one year which will expire at 4:30 p.m.

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 June 17, 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) 13, PEACOCK MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 311 OF PLATS, PAGE 973, RECORDS OF CLARK COUNTY, WASHINGTON

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON



BY: EVELINA KURILENKO

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

DATED: 08/21/2025

**NOTICE OF EXECUTION OF
REAL PROPERTY**

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs

CAUSE NO:

25-2-00971-06

RENEE GLEASON, MATT GLEASON;
THE WASHINGTON STATE HOUSING
FINANCE COMMISSION, SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT , LVNV FUNDING,
OCCUPANTS OF THE PROPERTY,
Defendant

STATE OF WASHINGTON
County of Clark

NOTICE IS HEREBY GIVEN that under and by virtue of a Writ of Execution or Order of Sale issued out of the Superior Court of the State of the Washington, for the County of Clark, of which the annexed writ is true copy, I have this day levied on all the rights, title, claim and interest of RENEE GLEASON, MATT GLEASON defendant(s) or either of them, of, in, and to the following real estate, standing on the records of Clark County in the name (s) of RENEE GLEASON, MATT GLEASON and particularly described as follows:

12803 NE 104TH ST
VANCOUVER, WA

LOT(S) 13, PEACOCK MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 311 OF PLATS, PAGE 973, RECORDS OF CLARK COUNTY, WASHINGTON

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON

By: Evelina Kurilenko
EVELINA KURILENKO
Civil Department
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Vancouver, Washington 98666
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