

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

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff,

vs.

ANNETTE EREKSON; OCCUPANTS OF
THE PROPERTY,

Defendants.

Case No.: 18-2-00869-08

**NOTICE TO JUDGMENT
DEBTOR
OF SALE OF REAL PROPERTY**

TO: ANNETTE EREKSON; OCCUPANTS OF THE PROPERTY, Judgment Debtors.

The Superior Court of Cowlitz County has directed the undersigned Sheriff of Cowlitz County to sell the property described below to satisfy a judgment in the above-entitled action. The property to be sold is described at the end of this notice.

If developed, the property address is: 326 P G Sweet Rd. Kelso, WA 98626.

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

Time: 10:00 AM

Date: Friday, November 12, 2021

Place: Hall of Justice , 312 SW 1st Ave., Kelso, Washington

The judgment debtor can avoid the sale by paying the judgment amount of \$389,007.98 together with interest, costs, and fees before the sale date. For the exact amount, contact the Sheriff's Office at 312 SW 1st Ave., Kelso, Washington, ATTN: Chief Administrative Deputy.

This property is subject to a redemption period of eight months which will expire at 4:30pm on the 12th day of July, 2022.

The judgment debtor or debtors or any of them may redeem the above 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, statutory interests, and fees. If you are interested in redeeming the property, contact the Cowlitz County Sheriff's Office, ATTN: Chief Administrative Deputy, at 312 SW 1st Ave., Kelso, Washington, to determine the exact amount necessary to redeem.

IMPORTANT NOTICE:

IF THE JUDGMENT DEBTOR OR DEBTORS DOES NOT REDEEM THE PROPERTY BY 4:30 PM ON THE 12th DAY OF JULY, 2022, 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 A 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 SALE, HE, SHE, THEY, OR ANY OF THEM 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 OF THE PROPERTY IF IT IS USED FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.

If the sale is not pursuant to a judgment or foreclosure of a mortgage, or if the Sheriff has been informed that there is not sufficient personal property to satisfy the judgment and that if the judgment debtor or debtors do have sufficient personal property to satisfy the judgment, the judgment debtor or debtors should contact the Sheriff's Office immediately.

Dated this 3RD Day of October, 2021

BRAD THURMAN, Sheriff
Cowlitz County, Washington

BY _____ /S/
David Handy, Chief Administrative Deputy
312 SW 1st Ave., Kelso, WA 98626
Telephone: (360) 577-3092

LEGAL DESCRIPTION

LOT 6, BLOCK 2, HAPPY VIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 10, RECORDS OF COWLITZ COUNTY, STATE OF WASHINGTON.