

LEWIS COUNTY SHERIFF

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Rec'd & Filed
Lewis County Superior Court

AUG 14 2024

Lewis County Clerk

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF LEWIS

NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER,

Plaintiff,

vs.

ROY TEEM; UNKNOWN HEIRS, ASSIGNS
AND DEVISEES OF DENISE BOOKER;
MIDLAND FUNDING, LLC; SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; OCCUPANTS OF THE
PROPERTY,

Defendants.

Case No.: 23-2-00965-21

ORDER OF SALE FOR PROPERTY
ADDRESS:
1339 CENTRALIA ALPHA RD
CHEHALIS, WA 98532

(Clerk's Action Required)

THE STATE OF WASHINGTON TO: Lewis County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on July 31, 2024. The Judgment was entered in favor of the Judgment Creditor: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Boulevard, Coppell, TX, 75019; against ROY TEEM; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DENISE BOOKER, with a money award in the amount of \$88,763.99, plus post judgment interest at the rate of 4.0000% per annum from July 31, 2024 to date of sale, with a per diem of \$9.73, and whereas said judgment is a foreclosure without deficiency judgment, eight month redemption period. Any additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other

1 items that constitute liens on the property, together with insurance and repairs necessary to
2 prevent the impairment of the security, together with interest thereon from the date of payment
3 may also be added to the Judgment and paid from sale of the Property pursuant to the Judgment
4 in paragraph 7.

5 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you
6 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
7 execution (subject to redemption of 8 months), all of the interest that the Defendant had on
8 September 28, 2010, the date of the Deed of Trust, and also the interest that the Defendant had
9 thereafter acquired, in the real property described as follows:

10 A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
11 SECTION 32, TOWNSHIP 14 NORTH, RANGE 1 WEST, W.M., LEWIS COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE
12 SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE
EAST LINE OF SAID SUBDIVISION 206.50 FEET; THENCE WEST ALONG THE
13 LINE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 120.75 FEET;
THENCE SOUTH ALONG THE LINE PARALLEL WITH THE EAST LINE OF SAID
14 SUBDIVISION 206.50 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID
SUBDIVISION A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE CENTRALIA-ALPHA COUNTY ROAD. ALSO A
15 TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 1
16 WEST, W.M., LEWIS COUNTY, WASHINGTON, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST
17 CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 32, TOWNSHIP 14 NORTH, RANGE 1 WEST, W.M., LEWIS COUNTY,
18 WASHINGTON; THENCE PROCEEDING NORTHERLY ALONG THE QUARTER-
SECTION LINE A DISTANCE OF 150 FEET; THENCE EAST PARALLEL WITH
19 THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION A DISTANCE OF 20 FEET; THENCE SOUTH
20 ALONG A LINE PARALLEL WITH THE QUARTER-SECTION LINE OF SAID
SECTION A DISTANCE OF 150 FEET TO THE SOUTH LINE OF THE
21 NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE WEST TO THE POINT OF BEGINNING. EXCEPTING THEREFROM
22 THE CENTRALIA-ALPHA COUNTY ROAD.

23 APN/Parcel No. 020823-000-000, 020818-002-003 and commonly known as: 1339
24 CENTRALIA ALPHA RD, CHEHALIS, WA 98532.

25 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
26 performing this Order of Sale. You are to make the return within 60 days after issuance by the
27 court. For purposes of sale, the Order may be automatically extended for 30 days.

1 WITNESS, the Honorable JAMES W. LAWLER Judge of the Superior Court and seal
2 of said court, affixed this 14th day of August, 2024 at Chehalis, Washington.

3 **SCOTT TINNEY, CLERK**

4 Title

5 By: [Signature]

6 Deputy

7 Presented by:

8 Dated: August 6, 2024

McCarthy & Holthus, LLP

9
10 [Signature]

11 _ Grace Chu WSBA No. 51256

12 _ David Swartley WSBA No. 51732

13 108 1st Avenue South, Ste. 400

14 Seattle, WA 98104

15 gchu@mccarthyholthus.com

16 Attorneys for Plaintiff