

Received & Filed - Superior Court
Lewis County, Washington

SEP 03 2024

Scott Tinney
Lewis County Clerk

LEWIS COUNTY SHERIFF
2024 SEP 26 AM 11:18

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR HOME
EQUITY MORTGAGE LOAN ASSET-
BACKED TRUST SERIES INABS 2006-E,
HOME EQUITY MORTGAGE LOAN
ASSET-BACKED CERTIFICATES SERIES
INABS 2006-E,

Plaintiff,

vs.

THE ESTATE OF JOHN ROBERT
MOSHIER; JOHN B. ELLIOTT, AS
PERSONAL REPRESENTATIVE OF THE
ESTATE OF JOHN ROBERT MOSHIER;
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 22-2-01037-21

ORDER OF SALE FOR PROPERTY
ADDRESS:
159 BEAR RIDGE RD
MOSSYROCK, WA 98564

(Clerk's Action Required)

THE STATE OF WASHINGTON TO: Lewis County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on August 16, 2024.

The Judgment was entered in favor of the Judgment Creditor: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-E, P.O. Box 24605, West Palm Beach, FL, 33416; against THE ESTATE OF JOHN ROBERT MOSHIER, with a money award in the amount of

1 \$222,475.03, plus post judgment interest at the rate of 6.2500% per annum from August 16,
2 2024 to date of sale, with a per diem of \$38.09, and whereas said judgment is a foreclosure
3 without deficiency judgment, eight month redemption period. Any additional amounts as
4 Plaintiff may advance for taxes, assessments, municipal charges, and such other items that
5 constitute liens on the property, together with insurance and repairs necessary to prevent the
6 impairment of the security, together with interest thereon from the date of payment may also be
7 added to the Judgment and paid from sale of the Property pursuant to the Judgment in paragraph
8 5.

9 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you
10 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
11 execution (subject to redemption of 8 months), all of the interest that the Defendant had on
12 October 9, 2006, the date of the Deed of Trust, and also the interest that the Defendant had
13 thereafter acquired, in the real property described as follows:

14 See attached Exhibit "A"

15 APN/Parcel No. 029427-001-001 and commonly known as: 159 BEAR RIDGE RD,
16 MOSSYROCK, WA 98564.

17 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
18 performing this Order of Sale. You are to make the return within 60 days after issuance by the
19 court. For purposes of sale, the Order may be automatically extended for 30 days.
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WITNESS, the Honorable JOELY A. YEAGER, Judge of the Superior Court and seal of
said court, affixed this 3 day of September 24 at Chenais, Washington.

SCOTT TINNEY
Title _____
By: [Signature]
Deputy _____

Presented by:

Dated: August 23, 2024

McCarthy & Holthus, LLP

[Signature]
_ Grace Chu WSBA No. 51256
_ David Swartley WSBA No. 51732
108 1st Avenue South, Ste. 400
Seattle, WA 98104
gchu@mccarthyholthus.com
Attorneys for Plaintiff

LEWIS COUNTY SHEET
2024 SEP 26 AM 11:18

Exhibit A

That portion of the west half of the southeast quarter of the northeast quarter of Section 22, Township 12 North, Range 3 East, W.M., Lewis County, Washington, more particularly described as follows: BEGINNING at the northwest corner of said west half; thence S88°46'11"E along the north line of said west half a distance of 402.00 feet; thence S01°13'48"W a distance of 518.00 feet; thence N88°46'11"W a distance of 73.59 feet; thence S00°29'13"W a distance of 37.84 feet; thence N87°20'55"W a distance of 323.42 feet to the west line of said west half; thence N00°38'46"E along said west line a distance of 547.84 feet to the Point of Beginning.

TOGETHER WITH an easement for road and electric utility line across, over and upon the northwest quarter of the southeast quarter of said Section 22, the centerline of the easement right of way shall extend from a point approximately 760 feet east of the northwest corner of said subdivision in an approximate straight line (bearing south 25°30' west) for 200 feet to an intersection with Lewis County Road No. 739.

ALSO TOGETHER WITH an easement for road and electric utility line across, over and upon the southwest quarter of the northeast quarter of said Section 22; the centerline of the easement right of way shall extend from a point approximately 650 feet south of the northeast corner of said subdivision (initial bearing south 57° west) in an approximate large radius curve (final bearing south 25°30' west) to a point approximately 760 feet east of the southwest corner of said subdivision.

LEWIS COUNTY, WASHINGTON