

Received & Filed
LEWIS COUNTY, WA
Superior Court

JUL 22 2026

SCOTT TINNEY
LEWIS COUNTY CLERK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR LEWIS COUNTY

CARRINGTON MORTGAGE SERVICES,
LLC,

Plaintiff,

vs.

TESHA M. YONTZ, a single woman; UNITED
STATES OF AMERICA, ACTING THROUGH
THE RURAL HOUSING SERVICE; and
OCCUPANTS OF THE PREMISES,

Defendants.

No.: 25-2-00658-21

ORDER OF SALE ON REAL PROPERTY

TO THE LEWIS COUNTY SHERIFF'S DEPARTMENT:

On October 14, 2025, a DEFAULT JUDGMENT AND DECREE OF FORECLOSURE in favor of Plaintiff CARRINGTON MORTGAGE SERVICES, LLC was entered in the Superior Court of Washington, County of Lewis, against defendant TESHA M. YONTZ, a single woman ("Judgment Debtor, In Rem"); UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; and OCCUPANTS OF THE PREMISES ("Judgment Defendants, In Rem").

1 It is ordered, adjudged, and decreed that the land and premises legally described as
2 follows:

3 LOTS 13 AND 14, BLOCK 2, LEE-WAGNER'S SUBDIVISION OF PART OF MAPLE
4 GROVE ADDITION TO THE CITY OF CENTRALIA, AS RECORDED IN VOLUME
5 4 OF PLATS, PAGE 42, RECORDS OF LEWIS COUNTY, WASHINGTON.

6 APN: 003416-100-001

7
8 Commonly referred to as: 120 Shirlee Ave, Centralia, WA 98531 referred to in the
9 Judgment, be sold at public auction, as particularly set out in said Judgment.

10 The total amount due and owing on the Judgment through July 14, 2026 is \$158,424.38
11 consisting of the following: the judgment amount of \$151,885.77, plus post-judgment interest
12 accruing from October 23, 2025 through July 14, 2026, at the rate of 6.875% per annum, of
13 \$6,538.61 (\$24.674 per diem x 265 days); pursuant to the Judgment, post-judgment amounts
14 advanced for attorneys' fees, and costs for publication and Sheriff's fees of an unknown amount.

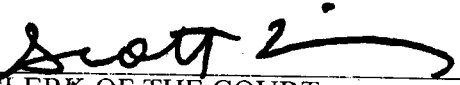
15 It is ordered, adjudged, and decreed that the Sheriff is hereby authorized to make the
16 return within 60 days after issuance by the court. For purposes of the sale, the Order may be
17 automatically extended for 30 days, pursuant to RCW 6.21.050.

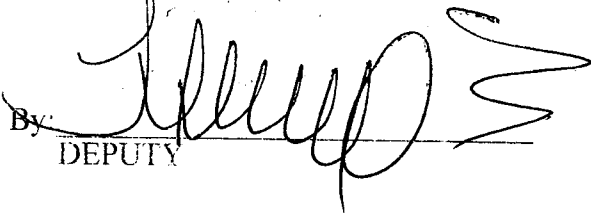
18 In the name of the State of Washington, you are hereby commanded and required to
19 proceed to notice for sale and to sell the Subject Property, which is more particularly described in
20 the Notice of Sale, and apply the proceeds of said sale as in said Judgment and Decree directed,
21 and to make and file your report of such sale with the Clerk of this Court, and do all things
22 according to the terms and requirements of said Judgment, and the provisions of Washington
23 Law.

24 The court will establish a twelve-month redemption period from the date of the Sheriff's
25 foreclosure sale, and the Sheriff should be ordered to issue a Sheriff's Deed to the successful
26 bidder at the termination of the redemption period pursuant to RCW 6.23.020.
27

1 WITNESS, the Honorable **J. ANDREW TOYNBEE**, Judge of
2 the above-entitled Court, and the seal thereof, this 22 day of JULY, 2026

3
4 SUPERIOR COURT, LEWIS COUNTY

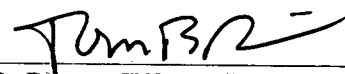
5
6 By: 
7 CLERK OF THE COURT

8
9 By: 
10 DEPUTY

11 By: **J. ANDREW TOYNBEE**
12 JUDGE/COURT COMMISSIONER

13 DATED: July 13, 2026

14 ZBS LAW, LLP

15
16 By: 
17 Tom B. Pierce, WSBA #26730
18 Attorneys for Plaintiff
19
20
21
22
23
24
25
26
27