

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

WILMINGTON SAVINGS FUND SOCIETY, FSB,
DOING BUSINESS AS CHRISTIANA TRUST, NOT IN
ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE
FOR BCAT 2015-13ATT,

Plaintiff,

vs.

GRADY FALLON, AS PERSONAL REPRESENTATIVE
FOR THE ESTATE OF ALEX R. OBERG; WELLS FARGO
BANK, NA; FIRESIDE BANK; FAIRWAY COLLECTION
SERVICES, INC./ FAIRWAY COLLECTIONS, LLC;
UNIFUND CCR PARTNERS; CODY, BARDEN, DANIELS
& PALO INC.; THE COLLECTION GROUP LLC;
DYNAMIC COLLECTORS; STATE OF WASHINGTON;
OCCUPANTS OF THE PREMISES; OCCUPANTS OF
THE PREMISES,

Defendants.

Cause No.: 15-2-00505-5

SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY

Judgment Rendered: 08-27-18
Writ Issued: 09-21-18
Writ Received: 10-04-18
Levy Date: 10-05-18

To: Alex Oberg and a foreclosure judgment against defendants GRADY FALLON, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF ALEX R. OBERG; WELLS FARGO BANK, N.A.; FIRESIDE BANK; FAIRWAY COLLECTION SERVICES, INC./FAIRWAY COLLECTIONS, LLC; UNIFUND CCR PARTNERS; CODY, BARDEN, DANIELS & PALO INC.; THE COLLECTION GROUP LLC; DYNAMIC COLLECTORS; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES; OCCUPANTS OF THE PREMISES (collectively "Defendants").

1 The Superior Court of Lewis County has directed the undersigned Sheriff of Lewis County to sell the
2 property described below to satisfy a judgment in the above-entitled action. The property to be sold
3 is described on the bottom of page three. If developed the property address is:

4 240-71 Ray Road, Toledo, WA 98591

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

6 Time: 10:00 a.m.

7 Date: Friday, December 7, 2018

8 Place: North Street Entrance Lobby, Old Lewis County Courthouse
351 NW North St., Chehalis, WA

9 The judgment debtor can avoid the sale by paying the judgment amount of \$137,463.45 together
10 with interest, costs, and fees, before the sale date. For the exact amount, contact the Sheriff at the
11 address stated below:

12 This property is subject to:

13 8-month redemption period ending on the 7th day of August, 2019

14 The judgment debtor or debtors or any of them may redeem the above described property at any
15 time up to the end of the redemption period by paying the amount bid at the Sheriff's Sale plus
16 additional costs, taxes, assessments, certain other amounts, fees, and interest. If you are interested
17 in redeeming the property contact the undersigned Sheriff at the address stated below to determine
18 the exact amount necessary to redeem.

19 **IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY**
20 **4:30 P.M. ON THE 7th DAY OF AUGUST, 2019, THE END OF THE REDEMPTION PERIOD, THE**
21 **PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT**
22 **FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE.**
23 **IF THE PROPERTY TO BE SOLD IS OCCUPIED AS A PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR**
24 **OR DEBTORS AT THE TIME OF SALE, HE, SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO**
25 **RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT**
26 **OR OCCUPANCY FEE. THE JUDGMENT DEBTOR MAY ALSO HAVE A RIGHT TO RETAIN POSSESSION**
27 **DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED FOR FARMING OR IF THE PROPERTY IS**
28 **BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.**

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

1 Dated this 8th day of October, 2018.

2
3 ROBERT R. SNAZA, Sheriff
Lewis County, Washington

4
5 By: Dustin G. Breen
6 Dustin G. Breen, Chief Deputy

7 Parcel number: 011651-005-004

8 Legal Description:

9 That portion of the northeast quarter of the northeast quarter of Section 19,
10 Township 11 North, Range 1 West, W.M., Lewis County, Washington, described as
11 follows: BEGINNING at the southeast corner of said subdivision; thence north
12 89°41'24" west along the south line of said subdivision 1317.83 feet to the southwest
13 corner of said northeast quarter of the northeast quarter; thence north 0°03'31" east
14 along the west line of said subdivision 700.68 feet to a point that is 626 feet south of
15 the north line of said subdivision; thence south 89°46'02" east 582.54 feet; thence
16 south 0°03'31" west parallel to the west line of said northeast quarter of the
17 northeast quarter 483.41 feet; thence north 84°27'02" east 122.12 feet; thence north
18 75°19'04" east 148.03 feet; thence north 60°18'39" east 65.32 feet to a point that is
19 north 89°49'38" west 413.55 feet west of the east line of said Section; thence south
20 89°49'38" east 413.55 feet to the east line of said Section; thence south along said
21 east line to the point of beginning. ALSO that portion of the southeast quarter of the
22 northeast quarter of Section 19, Township 11 North, Range 1 West, W.M., Lewis
23 County, Washington, more particularly described as follows: COMMENCING at the
24 northeast corner of said subdivision; thence north 89°41'24" west along the north line
25 of said subdivision a distance of 315.96 feet to the true point of beginning; thence
26 continuing north 89°41'24" west along said north line a distance of 765.14 feet;
27 thence south 17°29'32" east a distance of 176.85 feet; thence north 79°24'18" east a
28 distance of 83.25 feet; thence north 70°32'14" east a distance of 244.88 feet; thence
north 80°23'24" east a distance of 404.93 feet to the true point of beginning.
TOGETHER WITH an easement for ingress, egress and utilities, over an existing road
leading to Ray County Road.