

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

GEORGE D. FRANK REVOCABLE TRUST
and GEORGE D. FRANK PENSCO SELF
DIRECTED IRA,

Plaintiffs,

V.

AMERICAN EQUITIES, INC., a Washington
Profit Corporation,

Defendant.

Case No.: 20-2-01063-06

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

TO: AMERICAN EQUITIES, INC., a Washington Profit Corporation, Judgment Debtor.

The Superior Court of Clark 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.

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

Time: 10:00 AM

Date: Friday, December 18, 2020

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

The judgment debtor can avoid the sale by paying the judgment amount of \$1,719,477.49 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 twelve months which will expire at 4:30 PM on the 18th day of December, 2021.

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 18th DAY OF DECEMBER 2021, 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 18TH Day of November, 2020 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

PARCEL 1

ALL OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE W.M., LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROUTE 504.

Tax Assessor's Parcel No. EF-20-02-001

PARCEL 2

TRACT 5 OF SURVEY RECORDED MAY 22, 1997 IN VOLUME 16 OF SURVEYS, PAGE 151 AND 152 UNDER AUDITOR'S FILE NO. 970522003. BEING A PORTION OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

Tax Assessor's Parcel No. EF20-02-036

PARCEL 3

TRACT 1 OF SURVEY RECORDED IN VOLUME 18 OF SURVEYS, PAGE 77, 78 AND 79, UNDER AUDITOR'S FILE NO. 3017323, BEING A PORTION OF SECTIONS 26 AND 27, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

Tax Assessor's Parcel No. WC-27-04-005

PARCEL 4

TRACT 8 OF SURVEY RECORDED IN VOLUME 18 OF SURVEYS, PAGE 77-79, UNDER AUDITOR'S FILE NO. 3017323, BEING A PORTION OF SECTIONS 26 AND 27, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

Commonly known as: 903 Confer Rd., Kalama, WA 98625-9477

Tax Assessor's Parcel No. WC-27-04-012

PARCEL 5

TRACT 2 OF SURVEY RECORDED IN VOLUME 18 OF SURVEYS, PAGE 77-79, UNDER AUDITOR'S FILE NO. 3017323, BEING A PORTION OF SECTIONS 26 AND 27, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

Tax Assessor's Parcel No. WC-27-04-013

PARCELS 6 AND 7

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 154 OF SURVEY RECORDED MARCH 3, 1982 IN VOLUME 5 OF SURVEYS, PAGE 42, UNDER AUDITOR'S FILE NO. 820303015, RECORDS OF SAID COUNTY.

Commonly known as: 283 Ravena Ln., Kelso, WA 98626-9406 (Parcel 6)
Tax Assessor's Parcel No. WD-06-03-035 (Parcel 6) and WD06-04-028 (Parcel 7)

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON