

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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR
LSF9 MASTER PARTICIPATION TRUST,

Plaintiff,

vs.

UNKNOWN SUCCESSOR TRUSTEE OF THE
EDITH M. BREITENBACH TRUST; UNKNOWN
HEIRS AND DEVISEES OF EDITH M.
BREITENBACH; MARK S. BREITENBACH;
DEREK BREITENBACH; RONALD
BREITENBACH; KARL W. BREITENBACH;
STATE OF WASHINGTON; OCCUPANTS OF
THE PREMISES.

Defendants.

Case No.: 16-2-01114-5

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

TO: UNKNOWN SUCCESSOR TRUSTEE OF THE EDITH M. BREITENBACH TRUST;
UNKNOWN HEIRS AND DEVISEES OF EDITH M. BREITENBACH; MARK S.
BREITENBACH; DEREK BREITENBACH; RONALD BREITENBACH; KARL W.
BREITENBACH; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES,
Judgment Debtors.

The Superior Court of Cowlitz 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.

If developed, the property address is: 180 GASSMAN RD, CASTLE ROCK, WA 98611.

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

Time: 10:00 AM

Date: Friday, October 1, 2021

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

The judgment debtor can avoid the sale by paying the judgment amount of \$314,697.66 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 eight months, which will expire at 4:30pm on the 1st day of June, 2022.

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 1st DAY OF JUNE, 2022, 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 23rd Day of August, 2021

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

LOT 1 OF SHORT SUBDIVISION NO. 78-97, AN ADDITION OF COWLITZ COUNTY, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 368, UNDER AUDITOR'S FILE NO. 844555, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON