

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

U.S. BANK NATIONAL ASSOCIATION, AS)
TRUSTEE, ON BEHALF OF THE HOLDERS OF)
THE ASSET BACKED SECURITIES)
CORPORATION HOME EQUITY LOAN TRUST,)
SERIES MO 2006-HE6 ASSET BACKED PASS-)
THROUGH CERTIFICATES, SERIES MO 2006-)
HE6,)

Plaintiff,)

Vs.)

SUSAN WEAVER, an individual; CHARLES)
EDWARD WEAVER, an individual; RYDERWOOD)
IMPROVEMENT AND SERVICE ASSOCIATION,)
a homeowners association; and all other persons,)
parties, or occupants unknown claiming any legal)
or equitable right, title, estate, lien, or interest in)
the real property described in the complaint herein,)
adverse to Plaintiff's title, or any cloud on Plaintiff's)
title to the Property.)

Defendants.)

Case No.: **19-2-00098-08**

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

TO: SUSAN WEAVER, an individual; CHARLES EDWARD WEAVER, an individual; RYDERWOOD IMPROVEMENT AND SERVICE ASSOCIATION, a homeowners association; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, 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: 305 Jackson, Ryderwood, WA 98581

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

Time: 10:00 AM

Date: Friday, February 11, 2022

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

The judgment debtor can avoid the sale by paying the judgment amount of \$79,284.33 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 (8) months which will expire at 4:30pm on the 11th day of October, 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 11TH DAY OF OCTOBER, 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 OCCPANCY 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 January 5, 2022

BRAD THURMAN, Sheriff
Cowlitz County, Washington

BY */S/*
David Handy, Undersheriff
312 SW 1st Ave., Kelso, WA 98626
Telephone: (360) 577-3092

LEGAL DESCRIPTION

**LOT 6, BLOCK 17, RYDERWOOD NO. 1, AS RECORDED IN VOLUME 8 OF
PLATS, PAGE 54 RECORDS OF SAID COUNTY, SITUATE IN COWLITZ COUNTY,
STATE OF WASHINGTON**