

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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,

Plaintiff,

vs.

ROGER M. POLLOCK; NORM ROSENBLATT,
JERRY C. REEVES, STERLING SAVINGS BANK,
PARR LUMBER COMPANY, CHICAGO TITLE
INSURANCE COMPANY, DOES 1-10
INCLUSIVE; UNKNOWN OCCUPANTS OF THE
SUBJECT REAL PROPERTY; PARTIES IN
POSSESSION OF THE
SUBJECT REAL PROPERTY; PARTIES
CLAIMING A RIGHT TO POSSESSION OF THE
SUBJECT PROPERTY; ALL OTHER UNKNOWN
PERSONS OR PARTIES CLAIMING ANY RIGHT,
TITLE, ESTATE, LIEN, OR INTEREST IN THE
REAL ESTATE DESCRIBED IN THE COMPLAINT
HEREIN,

Defendants.

Case No.: **16-2-01163-3**

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

TO: ROGER M. POLLOCK; NORM ROSENBLATT, JERRY C. REEVES, STERLING SAVINGS BANK, PARR LUMBER COMPANY, CHICAGO TITLE INSURANCE COMPANY, DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN,
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: 129 Craig Lane, Ariel, WA 98603.

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

Time: 10:00 AM

Date: Friday, April 1, 2022

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

The judgment debtor can avoid the sale by paying the judgment amount of \$1,952,465.73 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: Undersheriff.

This property is subject to a redemption period of twelve months which will expire at 4:30 PM on the 1st Day of April, 2023.

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: Undersheriff, 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 OF APRIL, 2023, 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 13TH Day of April, 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

PARCEL I:

LOT 2 OF SHORT SUBDIVISION NO. 93-006, RECORDED IN VOLUME 7, OF SHORT PLATS, PAGE 59, UNDER AUDITOR'S FILE NO. 930909001; AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON.

PARCEL II:

AN EASEMENT FOR INGRESS AND EGRESS, AS WELL AS FOR ANY REQUIRED UTILITIES THAT MAY BECOME NECESSARY, BEING 80 FEET IN WIDTH, DESCRIBED AS THE WESTERLY 80 FEET OF THAT PARTICULAR DESCRIPTION RECORDED IN VOLUME 1059 OF DEEDS, AT PAGE 134 IN THE RECORDS OF COWLITZ COUNTY, WASHINGTON.

ALSO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEING 40 FEET IN WIDTH THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;
THENCE SOUTH 26°43'56" EAST 454.92 FEET;
THENCE SOUTH 54°51'11" EAST 510.51 FEET TO THE SOUTH LINE OF THE NORTH 20 ACRES OF THAT PARTICULAR DESCRIPTION LAST MENTIONED ABOVE.**