

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

GREEN LAKE TRUST,  
  
Plaintiff,

vs.

VERONICA SKOLRUD, DENNIS SKOLRUD,  
BRIAN SKOLRUD, LAURA SKOLRUD;  
OCCUPANTS OF THE PROPERTY,  
  
Defendants.

Case No.: **22-2-01002-08**  
  
**NOTICE TO JUDGMENT  
DEBTOR  
OF SALE OF REAL PROPERTY**

TO: VERONICA SKOLRUD, DENNIS SKOLRUD, BRIAN SKOLRUD, LAURA SKOLRUD; OCCUPANTS OF 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: 507 N 20TH AVE, KELSO, WA 98626.

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

**Time: 10:00 AM**  
**Date: Friday, June 2<sup>nd</sup>, 2023**  
**Place: Hall of Justice , 312 SW 1<sup>st</sup> Ave., Kelso, Washington**

The judgment debtor can avoid the sale by paying the judgment amount of \$67,453.09 together with interest, costs, and fees before the sale date. For the exact amount, contact the Sheriff's Office at 312 SW 1<sup>st</sup> Ave., Kelso, Washington, ATTN: Undersheriff.

This property is subject to a redemption period of eight months which will expire at 4:30 pm on the 2nd day of February, 2024.

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 1<sup>st</sup> 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 FEBRUARY 2, 2024, 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 21<sup>ST</sup> Day of April, 2023

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 1: THE NORTHERLY 85 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT SOUTH 279.26 FEET AND WEST 619.17 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE W.M., SAID POINT BEING 120 FEET WEST OF THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 255388; THENCE SOUTH 3°13' WEST 134.66 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 461.26 FEET A DISTANCE OF 41 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE TRACT OF LAND AS DESCRIBED UNDER AUDITOR'S FILE NO. 291 208; THENCE WEST 129 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE TRACT OF LAND AS DESCRIBED UNDER AUDITOR'S FILE NO. 516769; THENCE NORTH 3°27' EAST 61.8 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 516769; THENCE EAST 18.44 FEET; THENCE NORTH 0°38' EAST 114.14 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 357068; THENCE EAST 117.43 FEET TO THE POINT OF BEGINNING. PARCEL 2: A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS WEST 736.60 FEET AND SOUTH 279.26 FEET FROM THE QUARTER SECTION CORNER ON THE EAST LINE OF SAID SECTION 26; THENCE SOUTH 0°38' WEST A DISTANCE OF 20 FEET TO THE TRUE POINT OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0°38' WEST 94.4 FEET; THENCE WEST 18.44 FEET; THENCE NORTH 0°38' EAST TO A POINT WHICH BEARS SOUTH 53°48'13" WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 53°48'13" EAST TO THE TRUE POINT OF BEGINNING. EXCEPT THE SOUTHERLY 29.48 FEET AS MEASURED ALONG THE EASTERLY LINE THEREOF. SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

Commonly known as: 507 N 20TH AVE, K ELSO, WA 98626 APN/Parcel No. 2405702