

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

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,

Plaintiff,

vs.

UNKNOWN HEIRS AND DEVISEES OF
MADGE E. AXLING PALMER; SCOTT J.
TUBIOLO, JOHN MICHAEL WIGGINS,
OCCUPANTS OF THE PREMISES, UNITED
STATES OF AMERICA, UNITED STATES
OF AMERICA, PERLEY PALMER, UNITED
STATES OF AMERICA, STATE OF
WASHINGTON, AND ANY PERSONS OR
PARTIES CLAIMING TO HAVE ANY
RIGHT, TITLE, ESTATE, LIEN OR
INTEREST IN THE REAL PROPERTY
DESCRIBED IN THE COMPLAINT,

Defendants.

Case No.: 14-2-00463-1

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

TO: UNKNOWN HEIRS AND DEVISEES OF MADGE E. AXLING PALMER; SCOTT J. TUBIOLO, JOHN MICHAEL WIGGINS, OCCUPANTS OF THE PREMISES, UNITED STATES OF AMERICA, UNITED STATES OF AMERICA, PERLEY PALMER, UNITED STATES OF AMERICA, STATE OF WASHINGTON, AND ANY PERSONS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT, 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: 2110 35th Avenue, Longview, WA.

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

Time: 10:00 AM

Date: Friday, October 20, 20 23

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

The judgment debtor can avoid the sale by paying the judgment amount of \$207,069.84 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 an eight (8) month redemption period.

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 10:00 AM ON THE 20TH OF JUNE, 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 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 29TH of August, 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

LOT 14, BLOCK 2, PARKLAND ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 56, RECORDS OF COWLITZ COUNTY, WASHINGTON.

**APN/Parcel No. 0-6763926 and commonly known as: 2110 35th Avenue, Longview, WA
98632**