

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

JOSEPH CLIFFORD CLARK IV; THE  
WASHINGTON STATE HOUSING FINANCE  
COMMISSION, SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT, ALLEGHENY  
CASUALTY COMPANY, STATE OF  
WASHINGTON, OCCUPANTS OF THE  
PROPERTY,

Defendants.

Case No.: 25-2-00122-08

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

TO: JOSEPH CLIFFORD CLARK IV; THE WASHINGTON STATE HOUSING FINANCE COMMISSION, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ALLEGHENY CASUALTY COMPANY, STATE OF WASHINGTON, 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: 304 N 8TH AVE, KELSO, WA 98626

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

**Time: 10:00 AM**

**Date: Friday, September 19, 2025**

**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 \$363,042.29 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 4:30pm on the 19<sup>th</sup> day of May, 2026.

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 THE 19<sup>th</sup> OF MAY, 2025, 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 31<sup>st</sup> Day of July, 2025

BRAD THURMAN, Sheriff  
Cowlitz County, Washington

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

**LEGAL DESCRIPTION**

THE NORTH HALF OF LOTS 5 AND 6, BLOCK 40, ORIGINAL TOWN OF KELSO,  
AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF

COWLITZ COUNTY, WASHINGTON. SITUATE IN COWLITZ COUNTY, STATE  
OF WASHINGTON