

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

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY

R&H RESIDENTIAL CONSTRUCTION
CO., AN OREGON CORPORATION,
PLAINTIFF,
V.

PACIFIC LINKS, LLC, A WASHINGTON
LIMITED LIABILITY COMPANY;
COLUMBIA CREDIT UNION, A
WASHINGTON CORPORATION; KNEZ
INSULATION, LLC, AN OREGON
CORPORATION; JACK'S OVERHEAD
DOOR, INC., AN OREGON
CORPORATION; WOLCOTT PLUMBING
CONTRACTORS, INC., AN OREGON
CORPORATION; AND OREGON
INTERIORS, INC., AN OREGON
CORPORATION, DEFENDANT.,

COLUMBIA CREDIT UNION, A
WASHINGTON CORPORATION,
THIRD-PARTY PLAINTIFF,
V.

RICK R. BOWLER AND MARILEE
THOMPSON,
THIRD-PARTY DEFENDANT.

Defendant

CAUSE NUMBER	07-2-03131-0/08-9- 00233-0
JUDGEMENT	January 11, 2008
ORDER SALE ISSUED	May 3, 2024

TO: RICK BOWLER AND MARILEE THOMPSON

The Superior Court of Clark County has directed the undersigned Sheriff of Clark County to sell the property described below to satisfy a judgment in the above-entitled action. The property to be sold is described on the bottom of page 2. If developed, the property address is:

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

TIME: 09:30

DATE: July 12, 2024

PLACE: FRONT STEPS CLARK COUNTY COURTHOUSE

1200 FRANKLIN STREET, VANCOUVER, WASHINGTON.

The judgment debtor can avoid the above mentioned sale by paying the judgment amount of \$13,119,737.45 together with interest, cost and fees before the sale date. For the exact amount, contact the Sheriff at the address stated below:

TAX PARCEL NO. 177480-007

This property is subject to: (check one)

- No redemption rights after sale.
- A redemption period of eight month which will expire at 4:30 p.m.
- A redemption period of one year which will expire at 4:30 p.m. on
July 12, 2025

The judgment debtor or debtors or any of them may redeem the above described 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,

certain other amounts, fees, and interest. If you are interested in redeeming the property contact the undersigned Sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE:

IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE July 12, 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 THE 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 THE SALE, HE, SHE, THEY OR ANY OF THEM MAY 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 IF THE PROPERTY IS USED FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.

The Sheriff has been informed that there is not sufficient personal property to satisfy the judgment. If the judgment debtor(s) do have sufficient personal property to satisfy the judgment, they should contact the Sheriff's Office immediately.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF "COUNTRY RIDGE PHASE 3", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "H" OF PLATS, AT PAGE 265, RECORDS OF CLARK COUNTY, WASHINGTON, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF "WESTRIDGE PLACE PHASE 4A", ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "311" OF PLATS, AT PAGE 321, RECORDS OF CLARK COUNTY, WASHINGTON;
THENCE NORTH 88°07'10" WEST, ALONG THE SOUTH LINE OF SAID "WESTRIDGE PLACE PHASE 4A", FOR A DISTANCE OF 420.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01°18'59" WEST, FOR A DISTANCE OF 437.91 FEET; THENCE SOUTH 53°01'46" WEST, FOR A DISTANCE OF 141.29 FEET;
THENCE NORTH 01°22'55" EAST, FOR A DISTANCE OF 526.54 FEET TO A POINT ON SAID SOUTH LINE OF "WESTRIDGE PLACE PHASE 4A";
THENCE SOUTH 88°07'10" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 110.30 FEET TO THE TRUE POINT OF BEGINNING.
TAX PARCEL NO. 177480-007

JOHN HORCH, SHERIFF
CLARK COUNTY, WASHINGTON

BY: EVELINA KURILENKO

Civil Department
P.O. Box 410
Vancouver, Washington, 98666
(564) 397-2225

DATED: 05/22/2024