

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

CHAUTAUQUA LODGE CONDOMINIUM
ASSOCIATION, A WASHINGTON
NONPROFIT CORPORATION,

Plaintiff

v.

GARY A. MANLEY AND JUDY A. MANLEY,
HUSBAND AND WIFE OR STATE
REGISTERED DOMESTIC PARTNERS; JOHN
DOE AND JANE DOE, UNKNOWN
OCCUPANTS OF THE SUBJECT REAL
PROPERTY; AND ALSO ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL ESTATE
DESCRIBED IN THE COMPLAINT HEREIN,

Defendant

Cause No. 24-2-00039-25

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

Judgment Rendered On 04/05/2023

**Writ of Execution or Order
of Sale Issued** 05/20/2024

Date of Levy 07/09/2024

TO: GARY A. MANLEY & JUDY A. MANLEY, Judgment Debtor(s)

The Superior Court of Pacific County has directed the undersigned Sheriff of Pacific 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 reverse side of this notice. If developed, the property address is 304 14th Street, Unit 208, Long Beach, WA 98631.

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

Time: 10:30 a.m.

Date: 09/13/2024

Place: Inside Main Entrance of the Pacific County Courthouse, 300 Memorial Drive,
South Bend, Washington

The judgment debtor or debtors can avoid the sale by paying the judgment amount of \$38,634.81, together with interest, costs, and fees, before the sale date. For the exact amount, contact the Sheriff at the address stated below.

This property is subject to:

**A REDEMPTION PERIOD OF EIGHT (8) MONTHS WHICH WILL EXPIRE AT 4:30 P.M. ON
THE 13TH DAY OF MAY, 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 13TH DAY 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 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.

If the sale is not pursuant to a judgment of foreclosure of a mortgage or statutory lien, the Sheriff has been informed that there is not sufficient personal property to satisfy the judgment. 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 July 10, 2024

DANIEL C GARCIA, SHERIFF
PACIFIC COUNTY, WASHINGTON

By: _____
ANGIE MARTIN, Lead Civil Clerk
Pacific County Sheriff's Office
PO Box 27, South Bend, WA 98586
360-875-9395

Legal Description:

A LEASEHOLD ESTATE IN: UNIT NO. 208 OF CHAUTAUQUA LODGE, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF CONDOMINIUMS AT PAGE 19 AND 20 AND AS IDENTIFIED IN DECLARATION RECORDED SEPTEMBER 30, 1974 IN VOLUME 271 AT PAGE 277 AND RE-RECORDED OCTOBER 16, 1974 IN VOLUME 271 AT PAGE 581 RECORDS OF PACIFIC COUNTY, WASHINGTON; TOGETHER WITH A 1.632% OWNERSHIP IN ALL COMMON AREA AND FACILITIES DESCRIBED IN PARAGRAPH 4 OF SAID DECLARATION. ALSO DESCRIBED AS: A LEASEHOLD INTEREST IN: UNIT 208, CHAUTAUQUA LODGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1974 UNDER AUD. NO. 91272, VOL. 271 AT PAGES 277 THROUGH 287, AND RE-RECORDED OCTOBER 16, 1974 UNDER AUD. NO. 91535, VOL. 271 AT PAGES 581 THROUGH 593, AND ANY AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS RECORDED IN VOLUME 1 OF CONDOMINIUMS, PAGES 19 THROUGH 20, AND ANY AMENDMENTS THERETO, RECORDS OF PACIFIC COUNTY, STATE OF WASHINGTON; TOGETHER WITH SAID UNIT'S UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES AS DESCRIBED IN SAID DECLARATION AND SURVEY MAP AND PLANS.

Parcel No: 81627030000

Notice to Judgment Debtor

Attorney for Plaintiff:

Michael A. Padilla, Strichartz Aspaas PLLC, 200 First Avenue West, Suite 260, Seattle, WA 98119