

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF PIERCE

U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF10
MASTER PARTICIPATION TRUST,
Plaintiff(s),

Cause No. 18-2-06094-5
SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY

vs:

DAN FRANK A/K/A DANNY FRANK, AN
INDIVIDUAL; BOBBIE FRANK, AN INDIVIDUAL; ET
AL.,
Defendant(s).

TO: DAN FRANK A/K/A DANNY FRANK AND BOBBIE FRANK, Judgment Debtor(s).

The Superior Court of PIERCE County has directed the undersigned Sheriff of Pierce 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 or reverse side of this notice. If developed, the property address is 15808 EAST 80TH STREET, PUYALLUP, WA 98372.

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

Time: 10:00 A.M.
Date: Friday, October 11, 2019
Place: 930 Tacoma Avenue South,
Tacoma, WA 98402
2nd Floor Entry Plaza

The judgment debtor can avoid the sale by paying the judgment amount of \$248,951.27 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:

NO REDEMPTION RIGHTS AFTER SALE

~~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 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.

Dated at Tacoma, Washington, August 21, 2019.

PAUL A. PASTOR, JR.,
SHERIFF OF PIERCE COUNTY

By Christine A. Eaves

Christine A. Eaves, Deputy
Civil Section, 930 Tacoma Ave.
South, Room 1B-203, Tacoma,
Washington, 98402 (253) 798-7520

See legal description below or reverse.

LEGAL DESCRIPTION: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, THENCE NORTH 88 DEGREES 19'05" EAST ALONG THE NORTH LINE OF SAID SECTION 73.64 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JEAN E. NINES, A WIDOW, BY DEED RECORDED UNDER AUDITOR FEE NO. 2384103; THENCE SOUTH ALONG THE WESTLINE OF SAID NILLES TRACT, 135 FEET TO THE SOUTHWEST CORNER THEREOF AND TO A POINT ON THE MOST NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO BOWMAN HILTON MOBILE COUNTRY CLUB, INC., A WASHINGTON CORPORATION BY DEED RECORDED UNDER AUDITOR'S FEE NO. 2315441; THENCE SOUTH 88 DEGREES 19'05" WEST ALONG SAID NORTHERLY LINE, 76 FEET; THENCE NORTH 01 DEGREES 40'55" WEST TO THE NORTH LINE OF SAID SECTION 31; THENCE NORTH 88 DEGREES 19'05" EAST ALONG SAID NORTH LINE 2.36 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 0520311055

ATTORNEY FOR PLAINTIFF:
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