

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff(s),

Cause No. 18-2-08169-1
SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY

vs:

THE UNKNOWN HEIRS, ASSIGNEES AND DEVISEES
OF EARNEST SANDERS; ET AL.,
Defendant(s).

TO: IN REM AGAINST THE REAL PROPERTY COMMONLY DESCRIBED AS 23101 39TH AVENUE E.,
SPANAWAY, WA 98387, 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 23101 39TH AVENUE E., SPANAWAY, WA 98387.

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

Time: 10:00 A.M.
Date: Friday, December 13, 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 \$225,944.84 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

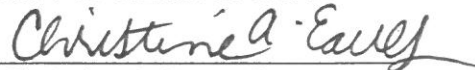
~~The judgment debtor or debtors or any of them may redeem the above-described property at any time up to the end of the redemption period by paying the amount bid at the Sheriff's Sale plus additional costs, taxes, assessments, certain other amounts, fees, and interest. If you are interested in redeeming 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, November 1, 2019.

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

By 
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:

LOT 49, GARDEN OAKS DIV. 1, PHASE I, A P.D.D., ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1997 UNDER RECORDING NUMBER 9702060269, AND ACCORDING TO AFFIDAVIT OF MINOR CORRECTION OF PLAT RECORDED MARCH 7, 1997 UNDER RECORDING NUMBER 9703070375, RECORDS OF PIERCE COUNTY, WASHINGTON.

TOGETHER WITH 50 FOOT PRIVATE ROAD AND UTILITIES EASEMENT AS DELINEATED ON SAID PLAT.

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN SAID LOT 49.

ALSO TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9506150103, WHICH IS A RE-RECORD OF INSTRUMENT NO. 9505310077.

ALSO TOGETHER WITH EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS SET FORTH BY INSTRUMENT RECORDED DECEMBER 12, 1995 UNDER RECORDING NUMBER 9512120150.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL NO.: 5001710490

ATTORNEY FOR PLAINTIFF:
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