

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

BREAKERS CONDOMINIUM ASSOCIATION
LONG BEACH, A WASHINGTON NONPROFIT
CORPORATION,

Plaintiff

v.

SHERI A. HORTON, INDIVIDUALLY AND
SHERI A. HORTON AND JOHN DOE
HORTON, WIFE AND HUSBAND; AND ALL
JOHN DOE AND JANE DOE CLAIMANTS
AND OCCUPANTS,

Defendant

Cause No. 24-2-00042-25

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

Judgment Rendered On 06/14/2024

**Writ of Execution or Order
of Sale Issued** 08/05/2024

Date of Levy 08/23/2024

TO: SHERI A. HORTON AND JOHN DOE HORTON, INDIVIDUALLY AND THE MARTIAL
COMMUNITY COMPOSED THEREOF; AND ALL JOHN DOE AND JANE DOE CLAIMANTS
AND OCCUPANTS., 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 UNITS 306A & 306B,
210 26th STREET NW, LONG BEACH, WA 98631.

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

Time: 10:30 a.m.

Date: 10/25/2024

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 \$38,649.45,
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 ONE YEAR WHICH WILL EXPIRE AT 4:30 P.M. ON THE 25TH
DAY OF OCTOBER, 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 25TH DAY OF OCTOBER, 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 08/23/2024.

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:

APARTMENT 306A AND 306B IN BUILDING "A" OF BREAKERS CONDOMINIUM PHASE 1, ACCORDING TO THE CONDOMINIUM PLAT RECORDED IN VOLUME 1 OF CONDOMINIUMS, PAGES 34 TO 41, INCLUSIVE, AND PAGES 48 TO 55, INCLUSIVE, AND IDENTIFIED IN DECLARATION RECORDED ON DECEMBER 12, 1977, IN OFFICIAL RECORD 7712, PAGE 228, UNDER AUDITOR'S FILE NO. 13627 IN PACIFIC COUNTY, WASHINGTON, AND AMENDMENTS THERETO. TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON AREAS AS SET FORTH IN DECLARATION AND AMENDMENTS THERETO.

Parcel Nos: 79502001306 & 79502002306

Attorney for Plaintiff:

Gargi Agrawal
Hermes Law Firm, PS
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