

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

21ST MORTGAGE CORPORATION,

Plaintiff

v.

THE ESTATE OF STEPHEN D. ROSSON, ALL
OTHER UNKNOWN HEIRS OR PERSONS
CLAIMING AN INTEREST IN THE PROPERTY
AND OCCUPANTS AND PARTIES IN
POSSESSION,

Defendant

Cause No. 25-2-00351-25

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

Judgment Rendered On 05/26/2026

**Writ of Execution or Order
of Sale Issued** 06/30/2026

Date of Levy 07/27/2026

TO: THE ESTATE OF STEPHEN D. ROSSON, 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 25400 R LANE, OCEAN PARK, WASHINGTON 98640.

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

Time: 10:30 a.m.

Date: 09/18/2026

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 \$197,131.62, 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.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE 18TH DAY OF SEPTEMBER, 2026, 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 27, 2026.

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:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 11 WEST, W.M., PACIFIC COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1488.5 FEET SOUTH OF QUARTER CORNER BETWEEN SECTIONS 28 AND 33; THENCE SOUTH 93 FEET; THENCE WEST 780 FEET; THENCE NORTH 93 FEET; THENCE EAST 780 FEET TO THE POINT OF BEGINNING

Parcel No: 12113324089

Attorney for Plaintiff:

Tomasi Bragar Dubay
121 SW Morrison Street, Suite 450
Portland, Oregon 97204