

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

CITY OF ILWACO, A WASHINGTON
MUNICIPAL CORPORATION,

Plaintiff

v.

GREGORY H. DUNHAM, INDIVIDUALLY
AND DOING UNLICENSED BUSINESS AS
THE MINI STORAGE, V. ARLENE DUNHAM,
AN INDIVIDUAL, AND PACIFIC COUNTY
TITLE COMPANY, INC., A WASHINGTON
CORPORATION,

Defendant

Cause No. 25-2-00188-25

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

Judgment Rendered On 02/05/2026

**Writ of Execution or Order
of Sale Issued** 03/17/2026

Date of Levy 04/08/2026

TO: GREGORY H. DUNHAM, 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 181 SE MAIN ST., ILWACO, WA 98624.

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

Time: 10:30 a.m.

Date: 06/12/2026

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 \$137,266.63, 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 12TH DAY OF FEBRUARY, 2027.**

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 12TH DAY OF FEBRUARY, 2027, THE END OF THE
REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE**

Notice to Judgment Debtor

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 April 8th, 2026.

DANIEL C. GARCIA, SHERIFF
PACIFIC COUNTY, WASHINGTON

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

Legal Description:

BEGINNING AT A POINT ON THE GOVERNMENT MEANDER LINE OF GOVERNMENT LOT 5 IN SECTION 33, TOWNSHIP 10 NORTH, RANGE 11 WEST OF W.M., PACIFIC COUNTY, WASHINGTON, NORTH 76 DEGREES, 15' EAST 185.4 FEET FROM THE SOUTHEAST CORNER OF THE J. D. HOLMAN DONATION LAND CLAIM, SAID POINT BEING THE SOUTHWEST CORNER OF THE OJA TRACT AS DESCRIBED IN VOLUME 180 AT PAGE 384; THENCE NORTH TO MAIN STREET; THENCE WEST ON THE SOUTH LINE OF MAIN STREET 120 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE RUUTILA TRACT AS DESCRIBED IN VOLUME 233 AT PAGE 238, SAID NORTHWEST CORNER BEING 60 FEET EAST OF THE LINE BETWEEN THE HOLMAN CLAIM AND THE FORMER LANDS OF ISAAC WHEALDON AS MEASURED ALONG SAID MAIN STREET; THENCE SOUTH TO THE HIGH WATER LINE OF 1894 OF BAKERS BAY ALSO DESCRIBED AS THE NORTHERLY BOUNDARY LINE OF THE ILWACO FIRST CLASS TIDELANDS; THENCE NORTHERLY ALONG SAID LINE TO A POINT SOUTH OF THE POINT OF BEGINNING, THENCE NORTH TO POINT OF BEGINNING, EXCEPTING THEREFROM SUCH PORTION THEREOF AS AWARDED TO CARL OJA BY DECREE FILED IN CAUSE NO. 19935 IN THE SUPERIOR COURT OF PACIFIC COUNTY, STATE OF WASHINGTON.

Parcel No: 10113341027

Attorney for Plaintiff:

Shay S. Scott, Haglund Kelley LLP, 2177 SW Broadway, Portland, OR 97201