

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

CLASSIC VIEW ESTATES HOMEOWNERS ASSOCIATION,  
Plaintiff(s),

Cause No. 18-2-12207-0  
SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL PROPERTY

vs:

JASON ROBERTS, ALSO APPEARING OF RECORD AS  
JASON R. ROBERTS, AS HIS SEPARATE ESTATE;  
IMPAC MORTGAGE CORP.,  
Defendant(s).

TO: JASON ROBERTS, ALSO APPEARING OF RECORD AS JASON R. ROBERTS, 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 21605 44TH AVENUE CT EAST, SPANAWAY, WA 98387.

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

Time: 10:00 A.M.  
Date: Friday, May 21, 2021  
Place: 930 Tacoma Avenue South,  
Tacoma, WA 98402  
2<sup>nd</sup> Floor Entry Plaza

The judgment debtor can avoid the sale by paying the judgment amount of \$10,100.38 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 May 21, 2022.**

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 May 21, 2022, 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, March 29, 2021.

ED TROYER  
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:

PARCEL A:

LOT 254, CLASSIC VIEW ESTATES, PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED  
SEPTEMBER 2, 1993, UNDER RECORDING NO. 9309020364, RECORDS OF PIERCE COUNTY,  
WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE PRIVATE ROAD EASEMENT AS DELINEATED ON SAID PLAT.

PARCEL NO.: 5000902540

ATTORNEY FOR PLAINTIFF:

OSERAN HAHN, ATTORNEYS  
DAVID M. TALL, ATTORNEY  
929 108TH AVENUE NE, SUITE 1200  
BELLEVUE, WA. 98004  
(425)455-3900