

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

ROSEDALE RIDGE HOMEOWNER'S ASSOCIATION,
Plaintiff(s),

Cause No. 20-2-07945-1
SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY

vs:

RITA S. CALLENDER AND JOHN DOE CALLENDER,
WIFE AND HUSBAND, AND THEIR MARITAL
COMMUNITY,
Defendant(s).

TO: RITA S. CALLENDER AND JOHN DOE CALLENDER, WIFE AND HUSBAND, AND THEIR MARITAL
COMMUNITY, 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 6719 94TH STREET COURT NW, GIG HARBOR, WA 98332.

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

Time: 10:00 A.M.
Date: Friday, November 5, 2021
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 \$21,759.87
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 November 5,
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 November 5, 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.

If the sale is not pursuant to a judgment of foreclosure of a mortgage or a 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 Department immediately.

Dated at Tacoma, Washington, September 8, 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 27 OF ROSEDALE RIDGE DIVISION II, ACCORDING TO PLAT RECORDED MAY 9, 2001 UNDER RECORDING NO. 200105095002, AND AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED OCTOBER 18, 2001 UNDER RECORDING NO. 200110180989, IN PIERCE COUNTY, WASHINGTON.

PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9812100497, IN PIERCE COUNTY, WASHINGTON.

PARCEL C: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON ROSEDALE RIDGE DIVISION II, ACCORDING TO PLAT RECORDED MAY 9, 2001 UNDER RECORDING NO. 200105095002, AND AS AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED OCTOBER 18, 2001, UNDER RECORDING NO. 200110180989, IN PIERCE COUNTY, WASHINGTON.

PARCEL D: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON ROSEDALE RIDGE DIVISION III, ACCORDING TO PLAT RECORDED NOVEMBER 21, 2001 UNDER RECORDING NO. 200111215002, IN PIERCE COUNTY, WASHINGTON;

PARCEL NO.: 3000680270

ATTORNEY FOR PLAINTIFF:
PODY & MCDONALD, PLLC
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