

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

GRAND FIRS HOMEOWNERS ASSOCIATION, A
WASHINGTON NON-PROFIT CORPORATION,
Plaintiff(s),

Cause No. 22-2-08266-1
SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY

vs:

DANIEL PADRO, AN INDIVIDUAL; AND NEWREZ LLC,
F/K/A NEW PENN FINANCIAL, LLC, D/B/A
SHELLPOINT MORTGAGE SERVICING, A SOUTH
CAROLINA LIMITED LIABILITY COMPANY,
Defendant(s).

TO: DANIEL PADRO, 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 23718 77TH AVENUE COURT EAST, GRAHAM, WA 98338.

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

Time: 10:00 A.M.
Date: Friday, April 21, 2023
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 \$15,535.72 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 April 21, 2024.

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 April 21, 2024, 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, March 8, 2023.

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: LOT 249 OF GRAND FIRS - PHASE 3, AS PER PLAT RECORDED ON SEPTEMBER 11, 2008 UNDER RECORDING NO. 200809115009, RECORDS OF PIERCE COUNTY, STATE OF WASHINGTON

PARCEL NO.: 6025822490

ATTORNEY FOR PLAINTIFF:
LAW OFFICE OF KEVIN L. BRITT, P.S.
6227 40TH AVE NE
SEATTLE, WA. 98115
(206)420-0021