

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

ORCHARD PARK HOMEOWNER'S ASSOCIATION,  
Plaintiff(s),

Cause No. 19-2-11523-3  
SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL PROPERTY

vs:

PRIMITIVA A. TURCZYNSKI AND JOHN DOE  
TURCZYNSKI, WIFE AND HUSBAND, AND THEIR  
MARITAL COMMUNITY; ET AL,  
Defendant(s).

TO: PRIMITIVA A. TURCZYNSKI AND JOHN DOE TURCZYNSKI, 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 5410 246TH STREET E, GRAHAM, WA 98338.

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

Time: 10:00 A.M.  
Date: Friday, March 5, 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 \$6,683.07 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 March 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 March 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.

Dated at Tacoma, Washington, January 12, 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 54, PLAT OF EAGLE'S NEST ACCORDING TO THE PLAT THEREOF RECORDED UNDER PIERCE COUNTY RECORDING NO(S) 9302240996, RECORDS OF PIERCE COUNTY; EXCEPT THE WEST 20.00 FEET THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED AS INSTRUMENT NO. 200306231199.

PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON THE PLAT OF EAGLE'S NEST, AS PER PLAT RECORDED FEBRUARY 24, 1993 UNDER RECORDING NO. 9302240996, IN PIERCE COUNTY, WASHINGTON. EXCEPT THAT PORTION WITHIN PARCEL B. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON

PARCEL NO.: 6020970540

ATTORNEY FOR PLAINTIFF:  
PODY & MCDONALD, PLLC  
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