

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR  
THE COUNTY OF MASON

**DAVID HANSEN and CAROL** : **SHERIFF'S PUBLIC NOTICE OF SALE**  
**AMBROZIC, husband and wife,** : **OF REAL PROPERTY**  
Plaintiff, :

vs. :

**JOSEPH ARREDONDO and JANE DOE** : **Case No.: 24 2 218 23**  
**ARREDONDO, husband and wife,** :  
**AUROCH COMPANY LLC, a** :  
**Washington limited liability company** :  
**and ALL UNKNOWN OCCUPANTS OF** :  
**THE SUBJECT REAL PROPERTY,** :  
**PARTIES IN POSSESSION OF THE** :  
**SUBJECT REAL PROPERTY, PARTIES** :  
**CLAIMING A RIGHT TO POSSESSION** :  
**OF THE SUBJECT PROPERTY, and** :  
**ALL OTHER UNKNOWN PERSONS OR** :  
**PARTIES CLAIMING TO HAVE ANY** :  
**RIGHT TO TITLE, INTEREST, LIEN OR** :  
**ANY STAKE IN THE PROPERTY** :  
**DESCRIBED HEREIN.** :

Defendant

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**TO: JOSEPH ARREDONDO and JANE DOE ARREDONDO, husband and wife,**  
**AUROCH COMPANY LLC, a Washington limited liability company and ALL**  
**UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY, PARTIES IN**  
**POSSESSION OF THE SUBJECT REAL PROPERTY, PARTIES CLAIMING A RIGHT**  
**TO POSSESSION OF THE SUBJECT PROPERTY, and ALL OTHER UNKNOWN**  
**PERSONS OR PARTIES CLAIMING TO HAVE ANY RIGHT TO TITLE, INTEREST,**  
**LIEN OR ANY STAKE IN THE PROPERTY DESCRIBED HEREIN.**

The Superior Court of **Mason** County has directed the undersigned Sheriff of Mason County to sell the property described below to satisfy a judgment in the above-entitled action. If developed, the property address is:

**COMMENCING** at a point on the South line of Mason County Central Railroad Company's right of way (thereafter Peninsular Railway Co., and now Simpson Logging Company's right of way) between Sections 19 and 24, on the Township line between Ranges 3 and 4, in Township 20; thence Easterly, along the South line of said right of way, 342.21 feet; thence South 40 feet to the South line of the right of way of the county road as now located (Permanent Highway No. 7a); thence Easterly, along said South line of said county road, 150.04 feet to the POINT OF BEGINNING of the tract of land hereby described; thence South 06°08' West 108.74 feet; thence North 70°22' East 22.09 feet; thence South 76°22' East 101.46 feet; thence North 06°08' East 111.97 feet, more or less, to the Southerly right of way line of said county road; thence Westerly along the Southerly line of said county road, 120 feet, more or less, to the POINT OF BEGINNING. (Said land being also known and described as Tracts 9 and 10 of the unrecorded plat of "Mary N. Wiley Tracts" and being in the Northwest quarter of the Northwest quarter of Section 19, Township 20 North, Range 3 West, W.M., in Mason County, Washington.) EXCEPTING therefrom any portion thereof lying within the county road right of way known as Permanent Highway No. 7A.

**Parcel No. 32019-62-00010**

**Commonly Known as: 1411 W Railroad Ave Shelton, WA 98584**

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

**Time: 10:00 am**

**Date: Friday, September 13, 2024**

**Place: Main Entrance of Mason County Courthouse, 419 N Fourth Street**

The judgment debtor can avoid the sale by paying the judgment amount of **\$61,144.80**, together with interest, costs, and fees, before the sale date. For the exact amount, contact the sheriff at the address stated below:

SHERIFF RYAN SPURLING  
MASON COUNTY, WASHINGTON  
By: Victoria Wood, Support Specialist  
322 N 3<sup>rd</sup> St.  
Shelton, Washington 98584  
(360)427-9670