

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

PHH MORTGAGE CORPORATION, : SHERIFF'S NOTICE TO JUDGMENT
Plaintiff, : DEBTOR OF SALE OF REAL
vs. : PROPERTY
UNKNOWN HEIRS, ASSIGNS AND :
DEVISEES OF ERVIN M. LAPLANTE; : Case No.: **23-2-00419-23**
UNKNOWN HEIRS, ASSIGNS AND :
DEVISEES OF JERRI M. LAPLANTE; : Judgment Rendered on: **9/30/2024**
SECRETARY OF HOUSING AND :
URBAN DEVELOPMENT; STATE OF : Writ of Execution or
WASHINGTON DEPARTMENT OF : Order of Sale Issued: **10/21/2024**
DSHS, ECONOMIC SERVICES :
ADMINISTRATION, OFFICE OF : Date of Levy: **11/27/2024**
FINANCIAL RECOVERY; OCCUPANTS
OF THE PROPERTY,
Defendant

TO: **UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF ERVIN M. LAPLANTE; (IN
REM) JUDGMENT DEBTOR (S)**

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. The property to be sold is described below. If developed, the property address is:

7515 West Shelton Matlock Rd, Shelton, WA 98584

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

Time: **10:00 am**

Date: **Friday, January 17, 2025**

Place: **Main Entrance of Mason County Courthouse on Fourth Street**

If the sale is to be conducted by electronic media, include the web address of the sale website. The judgment debtor can avoid the sale by paying the judgment amount of **\$280,924.45** 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:

- No redemption rights after sale.
- A redemption period of eight months which will expire at 4:30 p.m. on the **17th**, day of **September**, **2025**.
- A redemption period of one year which will expire at 4:30 p.m. on the _____, day of _____, 20_____.

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 PM ON THE **17th** DAY OF **September**, **2025**, 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 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 this **25th**, day of **November**, **2025**.

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

Legal Description:

PARCEL 1 Lots C and D of Short Plat No. 1842, recorded January 6, 1989, under Auditor's File No. 489452, being a portion of the Southwest quarter of the Northeast quarter of section 18, Township 20 North, Range 4 West, W.M., in Mason County, Washington. **PARCEL 1-A** An easement for ingress, egress, drainage and utility as described and delineated on Short Plat No. 1842 recorded January 6, 1989, under Auditor's File No. 489452 being a portion of the Southwest quarter of the Northeast quarter, Section 18, Township 20 North, Range 4 West, W.M., in Mason County, Washington. **PARCEL 2** The South half of the East half of the East half of the Southwest quarter of the Northeast quarter of Section 18, Township 20 North, Range 4 West, W.M., in Mason County, Washington. **EXCEPTING** therefrom road rights of way. Situate in the County of Mason, State

of Washington. PARCEL 2-A The right to draw water from a community well and water system located on Tract A and water line easements for said system on to the within described Tract D. And the right to go upon said Tract A to repair and maintain said water line easement and water system. PARCEL 2-B A non-exclusive easement for road and utility purposes, 30 feet in width as disclosed in instrument recorded January 17, 1975, under Auditor's File No. 296514.

APN/Parcel No. 42018-13-90020, 42018-13-90030

Commonly known as: 7515 WEST SHELTON MATLOCK RD, SHELTON, WA 98584.