

SUPERIOR COURT OF THE STATE OF WASHINGTON  
in and for the County of Clallam

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR FOR SALE OF REAL  
PROPERTY**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,  
AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S.  
BANK NATIONAL ASSOCIATION, AS TRUSTEE AS  
SUCCESSOR IN INTEREST TO BANK OF AMERICA  
NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO  
LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6,  
Plaintiff

Cause No. 24-2-00842-05  
Sheriff's No. 25000322

VS

UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF  
PATRICIA L. CONANT; UNKNOWN HEIRS, ASSIGNS AND  
DEVISEES OF FREDA "PAT" MCNULTY; UNKNOWN  
SUCCESSOR TRUSTEE OF THE FREDA "PAT" MCNULTY  
TRUST DATED JUNE 14, 1993; SABA COMMERCIAL  
SERVICES CORPORATION DBA SABA & ASSOCIATES;  
OCCUPANTS OF THE PROPERTY, Defendants

**TO: UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF PATRICIA L. CONANT; UNKNOWN HEIRS,  
ASSIGNS AND DEVISEES OF FREDA "PAT" MCNULTY; UNKNOWN SUCCESSOR TRUSTEE OF  
THE FREDA "PAT" MCNULTY TRUST DATED JUNE 14, 1993; SABA COMMERCIAL SERVICES  
CORPORATION DBA SABA & ASSOCIATES; OCCUPANTS OF THE PROPERTY.**

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

1012 CAMPBELL AVENUE  
PORT ANGELES, WA 98362

The sale of the described property is to take place at 10:00 A.M. on Friday, 10/03/2025, in the main lobby of the Clallam County Courthouse, inside the entrance located at 223 E. 4<sup>th</sup> Street, Port Angeles, Washington.

The Judgment Debtor can avoid the sale by paying the judgment amount of \$142,665.73 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: (check one)

1. No redemption rights after sale.  
 2. A redemption period of eight (8) months, which will expire at 4:30 P.M. on 6/3/2026.  
 3. A redemption period of twelve (12) months, which will expire at 4:30 P.M. on 6/3/2026.

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 6/3/2026, 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.

NOTE: 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, AND 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 OFFICE IMMEDIATELY.

Brian King, SHERIFF  
Clallam County, Washington

DATED THIS August 27, 2025

By   
S. Waterhouse, Civil Deputy  
223 E. 4<sup>th</sup> Street, Suite 12, Port Angeles, WA 98362  
TEL: 360.417.2266 FAX: 360.417.2498

LEGAL DESCRIPTION: LOTS 11, 12, AND 13, BLOCK 6, ILLINOIS ADDITION TO PORT ANGELES, WASHINGTON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME I OF PLATS, PAGE 71, RECORDS OF CLALLAM COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

APN/PARCEL NO. 063014-540625 AND COMMONLY KNOWN AS: 1012 CAMPBELL AVE, PORT ANGELES, WA 98362.