

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

REINA M HEATER, MICHAEL HEATER;
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT, OCCUPANTS OF THE
PROPERTY,

Defendants.

SHERIFF'S NOTICE TO JUDGEMENT
DEBTOR OF SALE OF REAL PROPERTY

CAUSE NO: 24-2-02031-18

JUDGEMENT RENDERED ON: 07/29/2025

ORDER OF SALE ISSUED: 09/02/2025

DATE OF LEVY: 09/23/2025

TO: Reina M Heater, Michael Heater [in rem], Judgment Debtor(s)

The Superior Court of Kitsap County has directed the undersigned Sheriff of Kitsap County to sell the property described below to satisfy a judgment in the above-entitled action. The property to be sold is described below.

LEGAL DESCRIPTION:

LOT 27, OLYMPIC PARK ADDITION TO BREMERTON, ACCORDING TO PLAT
RECORDED IN VOLUME 5 OF PLATS, PAGE 28, IN KITSAP COUNTY, WASHINGTON

Post Office Address: 637 N Summit Ave. Bremerton, WA 98312

Assessor's Property Tax Parcel or Account Number: 3781-000-027-0008

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

Time: 9:00 a.m.
Date: Friday, October 31, 2025
Place: Main Entrance, Kitsap County Courthouse, 614 Division Street,
Port Orchard, Washington

The judgment debtor can avoid the sale by paying the judgment amount of \$281,492.77 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 eight months, which will expire at 4:30 p.m. on the 30th day of June 2026

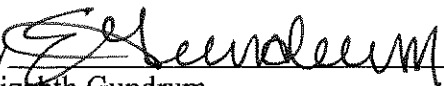
The judgment debtor or debtors or any of them may redeem the above-described property at any time up to the end of the redemption period by paying the amount bid at the Sheriff's Sale plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming 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 THE 30th DAY OF JUNE 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.

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 that 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.

Dated this 23rd day of September 2025

John Gese, Sheriff
Kitsap County, Washington

By 
Elizabeth Gundrum

Chief of Detectives, Support Services, and Office of Professional Standards
Kitsap County Sheriff's Office
614 Division Street, MS #37
Port Orchard, Washington 98366-4688
(360) 337-7104

25 SEP 18 AM 5:28

RECEIVED FOR FILING
KITSAP COUNTY CLERK

SEP 02 2025

DAVID T. LEWIS III

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

REINA M HEATER, MICHAEL HEATER;
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT, OCCUPANTS OF THE
PROPERTY,

Defendants.

Case No.: 24-2-02031-18

ORDER OF SALE FOR PROPERTY
ADDRESS:
637 N SUMMIT AVE
BREMERTON, WA 98312

(Clerk's Action Required)

THE STATE OF WASHINGTON TO: Kitsap County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on July 29, 2025. The Judgment was entered in favor of the Judgment Creditor: Lakeview Loan Servicing, LLC, 1 Fountain Plaza, Buffalo, NY, 14203; against REINA M HEATER, MICHAEL HEATER, with a money award in the amount of \$314,982.49, plus post judgment interest at the rate of 3.7500% per annum from July 29, 2025 to date of sale, with a per diem of \$32.36, and whereas said judgment is a foreclosure without deficiency judgment, eight month redemption period. Any additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other items that constitute liens on the property, together with insurance and repairs necessary to prevent the impairment of the security, together with interest thereon from the date of payment

1 may also be added to the Judgment and paid from sale of the Property pursuant to the Judgment
2 in paragraph 3.

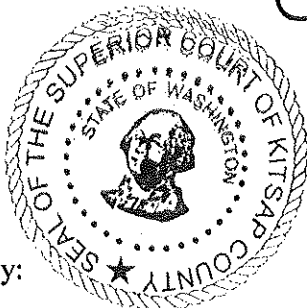
3 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you
4 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
5 execution (subject to redemption of 8 months), all of the interest that the Defendant had on July
6 24, 2020, the date of the Deed of Trust, and also the interest that the Defendant had thereafter
7 acquired, in the real property described as follows:

8 LOT 27, OLYMPIC PARK ADDITION TO BREMERTON, ACCORDING TO PLAT
9 RECORDED IN VOLUME 5 OF PLATS, PAGE 28, IN KITSAP COUNTY,
WASHINGTON.

10 APN/Parcel No. 3781-000-027-0008 and commonly known as: 637 N SUMMIT AVE,
11 BREMERTON, WA 98312.

12 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
13 performing this Order of Sale. You are to make the return within 60 days after issuance by the
14 court. For purposes of sale, the Order may be automatically extended for 30 days.

15 WITNESS, the Honorable MICHELLE ADAMS, Judge of the Superior Court and seal
16 of said court, affixed this 2nd day of September, 2025 at Pont Orchud, Washington.



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Title _____
By: [Signature]
Deputy DAVID T. LEWIS III

Presented by:

Dated: August 13, 2025

McCarthy & Holthus, LLP

s/Grace Chu

— Grace Chu WSBA No. 51256
— David Swartley WSBA No. 51732
108 1st Avenue South, Ste. 400
Seattle, WA 98104
gchu@mccarthyholthus.com
Attorneys for Plaintiff