

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

vs.

DALE WILLIAMS, SUSAN WILLIAMS; BENEFICIAL WASHINGTON INC. DBA BENEFICIAL MORTGAGE, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OCCUPANTS OF THE PROPERTY,

Defendants

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

CAUSE NO: 25-2-00573-18

JUDGEMENT RENDERED ON: 07/28/2025

ORDER OF SALE ISSUED: 11/04/2025

DATE OF LEVY: 12/04/2025

TO: Dale Williams, Susan Williams [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:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE EAST 150 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT 30 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON: THENCE EAST 624.89 FEET; THENCE NORTH 94.57 FEET; THENCE WEST 624.36 FEET; THENCE SOUTH 94.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION LYING EASTERLY OF EXISTING FENCE, AS SAID FENCE EXISTED AUGUST 10, 1971

Post Office Address: 1246 IVY RD, BREMERTON, WA 98310

Assessor's Property Tax Parcel or Account Number: 0124012-147-2006

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

Time: 9:00 a.m.
Date: Friday, January 16, 2026
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 \$177,894.94 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 16th day of September 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 16th DAY OF SEPTEMBER, 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 4th day of December 2025.

John Gese, Sheriff
Kitsap County, Washington

By  H7
Jeffrey Menge, Lieutenant of Investigations and Support Services
Kitsap County Sheriff's Office
614 Division Street, MS #37
Port Orchard, Washington 98366-4688
(360) 337-7104