

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

MOSCOW & PULLMAN BUILDING SUPPLY INC.,
an Idaho Corporation,

Plaintiff,

v.

CITIZEN HOMES, LLC, a Washington Limited
Liability Company, CITIZEN INVESTMENT GROUP
LLC, a Washington Limited Liability Company,
DOUGLAS KOUFFIE, EVERGREEN HOMES, a
Washington Partnership, DAVID DRAGOMIR,
ANANTOLYI AVDEEV, SURETEC INSURANCE
COMPANY, WESTERN SURETY COMPANY, JEFF
UHLING, AND STEWART TITLE GUARANTY
COMPANY as TRUSTEE,

Defendants.

JEFF UHLING,

Third-Party Plaintiff,

v.

ATLAS SAND & ROCK, INC., a Washington
corporation, GABRIEL VADASZ, DIAMONDBACK
LEGAL, PLLC as TRUSTEE, an Arizona
professional limited liability company,

Third-Party Defendants.

CAUSE NO. 22-2-00011-38

SHERIFF'S PUBLIC NOTICE ON SALE OF REAL
PROPERTY

TO: CITIZEN HOMES, LLC, a Washington Limited Liability Company, CITIZEN INVESTMENT GROUP
LLC, a Washington Limited Liability Company, DOUGLAS KOUFFIE, EVERGREEN HOMES, a
Washington Partnership, DAVID DRAGOMIR, ANATOLYI AVDEEV, SURETEC INSURANCE
COMPANY, WESTERN SURETY COMPANY, JEFF UHLING, and STEWART TITLE GUARANTY
COMPANY AS TRUSTEE,

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

Legal Description:

Lot 9, Block 2, Whispering Hills Subdivision No. 8, Pullman according to the plat thereof recorded under
Auditor's File No. 720759, records of Whitman County, Washington.

Situate in the County of Whitman, State of Washington.

Commonly known as: 870 SW Windy Point Court, Pullman, WA 99163

Assessor's Parcel Number: 1-1437-00-02-09-0000

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

2
3 Time: 9:00 AM
4 Date: Friday, May 10th, 2024
5 Place: Whitman County Courthouse
6 Front Lobby Steps
7 N. 404 Main Street,
8 Colfax, Washington
9

10 The judgment debtor can avoid the sale by paying the judgment amount of \$467,326.70, together with
11 interest, costs, and fees before the sale date. For the exact amount, contact the undersigned Sheriff
12 through his designee at the address stated below:
13

14 This property is subject to:

- 15
16 ☒ 1. No redemption rights after sale.
17 ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on the day of , 2025.
18 ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on the 2nd day of February, 2025.
19

20 The judgment debtor or debtors or any of them may redeem the above described property at any time up
21 to the end of the redemption period by paying the amount bid at the sheriff's sale plus additional costs,
22 taxes, assessments, certain other amounts, fees, and interest. If you are interested in redeeming the
23 property contact the undersigned Sheriff through his designee at the address stated below to determine
24 the exact amount necessary to redeem.
25

26 IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE
27 PROPERTY BY THE END OF THE REDEMPTION PERIOD, IF ANY, THE PURCHASER AT THE
28 SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE
29 PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF
30 THE PROPERTY TO BE SOLD IS OCCUPIED AS A PRINCIPLE RESIDENCE BY THE JUDGMENT
31 DEBOR OR DEBTORS AT THE TIME OF SALE, HE, SHE, THEY, OR ANY OF THEM MAY HAVE THE
32 RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT
33 PAYMENT OF ANY RENT OR OCCUPANCY FEE. THE JUDGMENT DEBOR MAY ALSO HAVE A
34 RIGHT TO RETAIN POSSESSION DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED
35 FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO
36 PROVIDES.
37

38 If the sale is not pursuant to a judgment of foreclosure of a mortgage, the Sheriff has been informed that
39 there is not sufficient personal property to satisfy the judgment and that if the judgment debtor or debtors
40 do have sufficient personal property to satisfy the judgment, the judgment debtor or debtors should
41 contact the Sheriff's Office immediately.
42

43 Dated at Colfax, Washington this 21st day of March, 2024.
44

45 BRETT J. MYERS
46 Whitman County Sheriff
47

48
49 By: Nannette Bolyard
50 Records & Information Officer
51 411 N. Mill Street
52 Colfax, WA 99111
53 509-397-6266
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