

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

3
4 MOSCOW & PULLMAN BUILDING SUPPLY INC.,
5 an Idaho Corporation,

6
7 Plaintiff,

8
9 v.

10
11 CITIZEN HOMES, LLC, a Washington Limited
12 Liability Company, CITIZEN INVESTMENT GROUP
13 LLC, a Washington Limited Liability Company,
14 DOUGLAS KOUFFIE, EVERGREEN HOMES, a
15 Washington Partnership, DAVID DRAGOMIR,
16 ANANTOLYI AVDEEV, SURETEC INSURANCE
17 COMPANY, WESTERN SURETY COMPANY, JEFF
18 UHLING, AND STEWART TITLE GUARANTY
19 COMPANY as TRUSTEE,

20
21 Defendants.

22
23
24 JEFF UHLING,

25
26 Third-Party Plaintiff,

27
28 v.

29
30 ATLAS SAND & ROCK, INC., a Washington
31 corporation,

32
33 Third-Party Defendant.

CAUSE NO. 22-2-00020-38

SHERIFF'S PUBLIC NOTICE ON SALE OF REAL
PROPERTY

34
35
36 TO: CITIZEN HOMES, LLC, a Washington Limited Liability Company, CITIZEN INVESTMENT GROUP
37 LLC, a Washington Limited Liability Company, DOUGLAS KOUFFIE, EVERGREEN HOMES, a
38 Washington Partnership, DAVID DRAGOMIR, ANATOLYI AVDEEV, SURETEC INSURANCE
39 COMPANY, WESTERN SURETY COMPANY, JEFF UHLING, and STEWART TITLE GUARANTY
40 COMPANY AS TRUSTEE,

41
42 The Superior Court of Whitman County has directed the undersigned Sheriff of Whitman County to sell
43 the property described below to satisfy a judgment in the above-entitled action.

44
45 Legal Description:

46
47 Lot 9, Block 1, Sundance South Subdivision, Pullman according to the plat thereof recorded under
48 Auditor's File No. 749297, records of Whitman County, Washington.

49
50 Situate in the County of Whitman, State of Washington.

51
52 Commonly known as: 560 SW Umatilla Court, Pullman, WA 99163

53
54 Assessor's Parcel Number: 1-1221-00-01-09-0000

1
2 The sale of the above described property is to take place:
3

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

11 The judgment debtor can avoid the sale by paying the judgment amount of \$438,802.75, together with
12 interest, costs, and fees before the sale date. For the exact amount, contact the undersigned Sheriff
13 through his designee at the address stated below:
14

15 This property is subject to:
16

- 17 1. No redemption rights after sale.
18 2. A redemption period of eight months which will expire at 4:30 p.m. on the day of _____, 2025.
19 3. A redemption period of one year which will expire at 4:30 p.m. on the 2nd day of February, 2025.
20

21 The judgment debtor or debtors or any of them may redeem the above described property at any time up
22 to the end of the redemption period by paying the amount bid at the sheriff's sale plus additional costs,
23 taxes, assessments, certain other amounts, fees, and interest. If you are interested in redeeming the
24 property contact the undersigned Sheriff through his designee at the address stated below to determine
25 the exact amount necessary to redeem.
26

27 IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE
28 PROPERTY BY THE END OF THE REDEMPTION PERIOD, IF ANY, THE PURCHASER AT THE
29 SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE
30 PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF
31 THE PROPERTY TO BE SOLD IS OCCUPIED AS A PRINCIPLE RESIDENCE BY THE JUDGMENT
32 DEBOR OR DEBTORS AT THE TIME OF SALE, HE, SHE, THEY, OR ANY OF THEM MAY HAVE THE
33 RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT
34 PAYMENT OF ANY RENT OR OCCUPANCY FEE. THE JUDGMENT DEBOR MAY ALSO HAVE A
35 RIGHT TO RETAIN POSSESSION DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED
36 FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO
37 PROVIDES.
38

39 If the sale is not pursuant to a judgment of foreclosure of a mortgage, the Sheriff has been informed that
40 there is not sufficient personal property to satisfy the judgment and that if the judgment debtor or debtors
41 do have sufficient personal property to satisfy the judgment, the judgment debtor or debtors should
42 contact the Sheriff's Office immediately.
43

44 Dated at Colfax, Washington this 14th day of August, 2024.
45

46 BRETT J. MYERS
47 Whitman County Sheriff
48

49 _____
50 By: Nannette Bolyard
51 Records & Information Officer
52 411 N. Mill Street
53 Colfax, WA 99111
54 509-397-6266

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