

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 OWNER TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff,

vs.

PAUL T. PERONA; THE ESTATE OF TRINIDAD GUERRERO; MARIA SELPH, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TRINIDAD GUERRERO; OCCUPANTS OF THE PROPERTY,

Defendants.

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

CAUSE NO: 17-2-02183-18

JUDGEMENT RENDERED ON: 6/7/2024

ORDER OF SALE ISSUED: 3/4/2025

DATE OF LEVY: 3/20/2025

TO: Paul T. Perona; The Estate of Trinidad Guerrero [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:

PARCEL C OF THE CITY OF BREMERTON SHORT PLAT NO. B-86 UNDER RECORDING NO. 8104070056. BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., RECORDS OF KITSAP COUNTY, WASHINGTON: EXCEPT THE WEST 20 FEET DEED TO KITSAP COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 380881; AND EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 21 (SR-3), BY DEEDS RECORDED UNDER RECORDING NOS. 854461 AND 854804; SITUATE IN THE CITY OF BREMERTON, COUNTY OF KITSAP, STATE OF WASHINGTON.

PARCEL I:

THE SOUTH 95 FEET OF THE NORTH 170 FEET, AS MEASURED ALONG THE EAST LINE OF THE WEST 260 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; (SAID PROPERTY BEING DESIGNATED AS LOT C OF CITY OF

BREMERTON SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8104070056.)

PARCEL II:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EAST 20 FEET OF THE NORTH 75 FEET, AS MEASURED ALONG THE EAST LINE OF THE WEST 260 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE WEST 20 FEET DEEDED TO KITSAP COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 380881;

AND EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 21 (SR-3) BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 854461 AND 854804.

Post Office Address: 5311 Beach Dr, Bremerton, WA 98312;

Assessor's Property Tax Parcel or Account Number: 162401-2-002-2003.

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

Time: 9:00 a.m.
Date: Friday, - May 9, 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 \$87,845.18 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 9TH day of January 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.

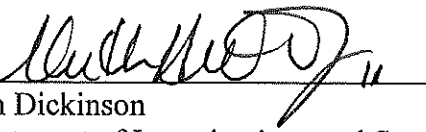
IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE 9TH OF JANUARY, 2026, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER 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 20th day of March 2025.

John Gese, Sheriff
Kitsap County, Washington

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