

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

CARLOS MAGANA ARMENTA;  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT, OCCUPANTS OF THE  
PROPERTY,

Defendants.

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

CAUSE NO: 24-2-01736-18

JUDGEMENT RENDERED ON: 09/29/2025

ORDER OF SALE ISSUED: 02/09/2026

DATE OF LEVY: 03/06/2026

TO: Carlos Magana Armenta [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 10, CUB LAKE, ACCORDING TO THE PLAT RECORDED IN VOLUME 19 OF PLATS, PAGES 138, 139 AND 140, RECORDS OF KITSAP COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO CUB LAKE COMMUNITY CLUB, A WASHINGTON NON-PROFIT CORPORATION, FOR WELL SITE UNDER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 8807180100.

Post Office Address: 11570 CUB DR SW, PORT ORCHARD, WA 98367

Assessor's Property Tax Parcel or Account Number: 4749-000-010-0006

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

Time: 9:00 a.m.  
Date: Friday, April 24<sup>th</sup>, 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 \$293,377.73 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 24<sup>th</sup> day of December 2026.

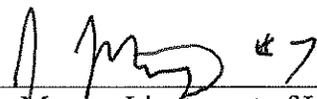
The judgment debtor or debtors or any of them may redeem the above-described property at any time up to the end of the redemption period by paying the amount bid at the Sheriff's Sale plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming 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 24<sup>TH</sup> DAY OF DECEMBER, 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 6<sup>th</sup> Day of March 2026

John Gese, Sheriff  
Kitsap County, Washington

By   
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