

COPY

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

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

ROBERT ESPARZA and SUSAN ESPARZA, a
married couple; THE WASHINGTON STATE
HOUSING FINANCE COMMISSION; THE
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; MIDLAND CREDIT
MANAGEMENT, INC.; and OCCUPANTS OF
THE PREMISES,
Defendants.

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

CAUSE NO: 25-2-01890-18

JUDGEMENT RENDERED ON: 02/23/2026

ORDER OF SALE ISSUED: 03/16/2026

DATE OF LEVY: 03/27/2026

TO: ROBERT ESPARZA and SUSAN ESPARZA, a married couple, 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 C OF SHORT PLAT NO. 3413 RECORDED UNDER RECORDING FILE NO. 8312290216, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 28 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

Post Office Address: 34589 Hansville Rd NE, Kingston, WA 98346;

Assessor's Property Tax Parcel or Account Number: 332802-1-015-2004.

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

Time: 09:00 a.m.
Date: Friday, May 15, 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 \$212,535.70 together with interest, costs, and fees, before the sale date. For the exact amount, contact the Sheriff at the address stated below.

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This property is subject to:

A redemption period of one year, which will expire at 4:30 p.m. on the 15th day of May 2027.

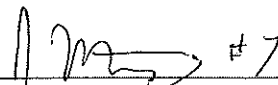
The judgment debtor or debtors or any of them may redeem the above-described property at any time up to the end of the redemption period by paying the amount bid at the Sheriff's Sale plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming 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 15TH DAY OF MAY 2027, 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 27th day of March 2026.

John Gese, Sheriff
Kitsap County, Washington

By  #7
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

KITSAP COUNTY SHERIFF
2026 MAR 31 PM 2:18

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FILED

MAR 16 2026

KITSAP COUNTY CLERK:
DAVID T. LEWIS III

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

ROBERT ESPARZA and SUSAN ESPARZA, a
married couple; THE WASHINGTON STATE
HOUSING FINANCE COMMISSION; THE
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; MIDLAND CREDIT
MANAGEMENT, INC.; and OCCUPANTS OF
THE PREMISES,

Defendants.

No.: 25-2-01890-18

ORDER OF SALE ON REAL PROPERTY

TO KITSAP COUNTY SHERIFF'S DEPARTMENT:

On February 23, 2026, an Default Judgment and Decree of Foreclosure in favor of Plaintiff LAKEVIEW LOAN SERVICING, LLC was entered in the Superior Court of Washington, County of Kitsap, against defendants ROBERT ESPARZA and SUSAN ESPARZA, a married couple ("Judgment Debtors, In Rem"); THE WASHINGTON STATE HOUSING FINANCE COMMISSION; THE SECRETARY OF HOUSING AND URBAN

ORDER OF SALE

25-2-01890-18
ORSI 24
Order of Sale Issue
20586238



ZBS LAW, LLP
11335 NE 122nd Way, Suite 105
Kirkland, WA 98034
206-209-0375

Paid \$20

1 DEVELOPMENT; MIDLAND CREDIT MANAGEMENT, INC.; and OCCUPANTS OF THE
2 PREMISES ("Judgment Defendants, In Rem").

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3 It is ordered, adjudged, and decreed that the land and premises legally described as
4 follows:
5

6 LOT C OF SHORT PLAT NO. 3413 RECORDED UNDER RECORDING FILE NO.
7 8312290216, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST
8 QUARTER, SECTION 33, TOWNSHIP 28 NORTH, RANGE 2 EAST, W.M., IN KITSAP
9 COUNTY, WASHINGTON.

10 APN: 332802-1-015-2004

11 Commonly referred to as: 34589 Hansville Rd NE, Kingston, WA 98346 referred to in the
12 Judgment, be sold at public auction, as particularly set out in said Judgment.

13 The total amount due and owing on the Judgment through March 3, 2026 is \$240,072.62
14 consisting of the following: the judgment amount of \$231,241.66, principal and interest;
15 \$8,256.96 awarded for attorneys' fees and costs; plus pre-judgment interest accruing from
16 February 5, 2026 through February 23, 2026, \$403.94 (\$21.26 per diem x 19 days); plus post-
17 judgment interest accruing from February 24, 2026 through March 3, 2026, at the rate of 3.875%
18 per annum, of \$170.08 (\$21.26 per diem x 8 days); pursuant to the Judgment, post-judgment
19 amounts advanced for attorneys' fees, and costs for publication and Sheriff's fees of an unknown
20 amount.

21 It is ordered, adjudged, and decreed that the Sheriff is hereby authorized to make the
22 return within 60 days after issuance by the court. For purposes of the sale, the Order may be
23 automatically extended for 30 days, pursuant to RCW 6.21.050.

24 In the name of the State of Washington, you are hereby commanded and required to
25 proceed to notice for sale and to sell the Subject Property, which is more particularly described in
26 the Notice of Sale, and apply the proceeds of said sale as in said Judgment and Decree directed,
27

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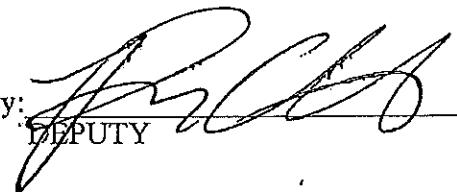
1 and to make and file your report of such sale with the Clerk of this Court, and do all things
2 according to the terms and requirements of said Judgment, and the provisions of Washington
3 Law.

4 The court will establish a twelve-month redemption period from the date of the Sheriff's
5 foreclosure sale, and the Sheriff should be ordered to issue a Sheriff's Deed to the successful
6 bidder at the termination of the redemption period pursuant to RCW 6.23.020.

7 WITNESS, the Honorable WILLIAM C. HOUSER, Judge of
8 the above entitled Court, and the seal thereof, this 16th day of March, 2026

9
10 SUPERIOR COURT, KITSAP COUNTY.

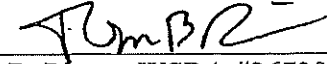
11 By: **DAVID T. LEWIS III**
12 CLERK OF THE COURT

13
14 By: 
15 DEPUTY

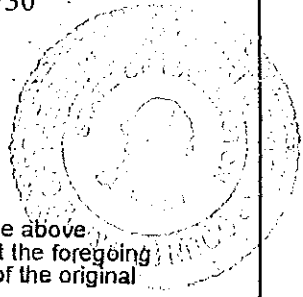
16
17 By: WILLIAM C. HOUSER
18 JUDGE/COURT COMMISSIONER

19 DATED: March 3, 2026

ZBS LAW, LLP

20 By: 
21 Tom B. Pierce, WSBA #26730
22 Attorneys for Plaintiff

23
24 STATE OF WASHINGTON
25 COUNTY OF KITSAP
26 I, DAVID T. LEWIS III, Clerk of the above
27 entitled County do hereby certify that the foregoing
instrument is a true and exact copy of the original
now on file in my office.
28 In witness whereof, I hereunto set my hand and
the seal of said Court this 31 day of May 2026
DAVID T. LEWIS III, COUNTY CLERK



BY: 
Deputy