00560490/gs

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

BALATON CONDOMINIUM ASSOCIATION vs. JAMES WALKER (a/k/a JAMES J. WALKER) and JANE DOE WALKER, husband and wife, and their marital community or state registered domestic partnership, et al.	**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY** CAUSE # 17-2-13594-1 SEA JUDGMENT RENDERED ON 08/01/2017 ORDER OF SALE ISSUED: 09/13/2017 DATE OF LEVY: 09/18/2017

TO: JAMES WALKER (a/k/a JAMES J. WALKER) and JANE DOE WALKER, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

19230 FOREST PARK DRIVE NE, #L139, LAKE FOREST PARK, WA 98155

UNIT 139, BUILDING L, BALATAN CONDOMINIUM HOMES, ACCORDING TO THE DECLARATION RECORDED UNDER KING COUNTY RECORDING NUMBER 20031210002550 AND ANY AMENDMENTS THERETO, SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 194 OF CONDOMINIUMS, PAGES 91 THROUGH 99, AND ANY AMENDMENTS THERETO; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON; AND
TAX PARCEL/ACCT NO. 038000-0950-00.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: **10:00 AM**
DATE: **NOVEMBER 13, 2017**
PLACE: **4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **$8,201.17** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

KCSO D-148 02/06

THIS PROPERTY IS SUBJECT TO:

☐ 1. No redemption rights after sale.
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **November 13, 2018.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off 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(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **NOVEMBER 13, 2018**, 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 THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE 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 the 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.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
LAW OFFICE OF MICHAEL FULBRIGHT
1409 140TH PLACE NE
SUITE 102
BELLEVUE, WA 98007
(425) 429-6888

KCSO D-148 02/06