00560448/ rl

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST vs. DMITRIY SHUPARSKIY AND LARISA SHUPARSKAYA, HUSBAND AND WIFE; JPRD INVESTMENTS, LLC; FIA CARD SERVICES, N.A.; ASSET ACCEPTANCE LLC,; MIRROR GLEN DIVISION III HOME OWNER'S ASSOCIATION; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN, OR ESTATE IN THE PROPERTY HEREIN DESCRIBED	**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY** CAUSE # 14-2-33806-6 KNT JUDGMENT RENDERED ON 3/7/2016 ORDER OF SALE ISSUED: 8/4/2017 DATE OF LEVY: 9/14/2017

TO: DMITRIY SHUPARSKIY; LARISA SHUPARSKAYA, 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:

913 SOUTHWEST 318TH PLACE, FEDERAL WAY, WA 98023

LOT 8 OF MIRROR GLEN DIVISION III, AS PER PLAT RECORDED IN VOLUME 164 OF PLATS, PAGES 82 AND 83, RECORDS OF KING COUNTY AUDITOR;
SITUATE IN THE CITY OF FEDERAL WAY, COUNTY OF KING, STATE OF WASHINGTON.
TAX ACCOUNT #: 5557320080

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

TIME: **10:00 AM**
DATE: **NOVEMBER 3, 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 **$249,933.07** 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 JULY 3, 2018.**
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

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 JULY 3, 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:
MALCOLM & CISNEROS
2112 BUSINESS CENTER DRIVE
SECOND FLOOR
IRVINE, CA 92612
949-252-9400

KCSO D-148 02/06