00544253/ rl

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

ONEWEST BANK N.A., its successors in interest and/or assigns vs. UNKNOWN HEIRS AND DEVISEES OF KATHLEEN E. RICHTER; UNKNOWN HEIRS AND DEVISEES OF STEPHEN D. RICHTER; JUDY NATIONS; FRANK RICHTER; DEBORAH A. MALNERICH AKA DEBBY MALNERICH; UNITED STATES OF AMERICA; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES	**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY** CAUSE # 14-2-13608-1 KNT JUDGMENT RENDERED ON 4/27/2015 WRIT FOR ORDER OF SALE ISSUED: 8/14/2015 DATE OF LEVY: 8/27/2015

TO: UNKNOWN HEIRS AND DEVISEES OF KATHLEEN E. RICHTER; UNKNOWN HEIRS AND DEVISEES OF STEPHEN D. RICHTER; JUDY NATIONS; FRANK RICHTER; DEBORAH A. MALNERICH AKA DEBBY MALNERICH; UNITED STATES OF AMERICA; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES (IN REM), 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:

18115 45TH AVENUE SOUTH, SEATAC, WA 98188

LOT 17, LINDA LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 32, RECORDS OF KING COUNTY, WASHINGTON.

TAX ACCOUNT NUMBER: 432500-0085-08

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

TIME: **10:00 AM**
DATE: **OCTOBER 16, 2015**
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 **$229,893.79** 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 .

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 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:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
425-458-2121

KCSO D-148 02/06