00544658/gs

SHERIFF
KING COUNTY

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WASHINGTON FEDERAL FORMERLY KNOWN AS WASHINGTON FEDERAL SAVINGS

vs.

CHANNA SOEURNG AND JOHN DOE SOEURNG WIFE AND HUSBAND, AND THEIR MARITAL COMMUNITY; SUNRISE AT BENSON, A CONDOMINIUM OWNERS ASSOCIATION; JOHN AND JANE DOES, 1 THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO 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 # 15-2-02550-3 KNT

JUDGMENT RENDERED ON 07/14/2015
ORDER OF SALE ISSUED: 08/13/2015
DATE OF LEVY: 09/15/2015

TO: CHANNA SOEURNG AND JOHN DOE SOEURN, 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:

10825 SE 200TH ST., H-302, KENT, WA 98031

UNIT 302, BUILDING H, SUNRISE AT BENSON, A CONDOMINIUM AND USE OF LIMITED COMMON ELEMENTS, IF ANY, RECORDED IN VOLUME 161 OF CONDOMINIUMS, PAGES 17 THROUGH 21, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 20000113000208, AND ANY AMENDMENTS THERETO.
INCLUDING THEREWITH LIMITED COMMON ELEMENT PARKING SPACE NO. 158.
TAX ACCOUNT NO.: 812122-0470-02.

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

TIME: **10:00 AM**
DATE: **OCTOBER 30, 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 **$150,948.77** 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

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 **October 30, 2016.**

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 **OCTOBER 30, 2016,** 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:
WEINSTEIN & RILEY, P.S.
2001 WESTERN Ave
SUITE 400
SEATTLE, WA 98121
(206) 269-3490

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