00548371/gs

SHERIFF
KING COUNTY

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

HSBC BANK USA N.A. vs. DANIEL O. SMITH; CITIFINANCIAL, INC.	**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY** CAUSE # 15-2-05587-9 SEA JUDGMENT RENDERED ON 02/04/2016 ORDER OF SALE ISSUED: 02/17/2016 DATE OF LEVY: 03/08/2016

TO: DANIEL O. SMITH, JUDGMENT DEBTOR:

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:

10720 14TH AVENUE NE SEATTLE, WA 98125

LOT 7, BLOCK 5, BROOKWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 45.
SITUATE IN KING COUNTY, WASHINGTON.
TAX PARCEL NUMBER: 116000-0350-00.

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

TIME: **10:00 AM**
DATE: **APRIL 29, 2016**
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 **$294,276.02** 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 **April 29, 2017**.

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 **APRIL 29, 2017,** 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:
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THE OGDEN BUILDING
9311 SE 36TH STREET
STE 100
MERCER ISLAND, WA 98040
(858) 750-7600