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SHERIFF
KING COUNTY

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

CAMBRIA HILLS OWNERS ASSOCIATION, a Washington Non-Profit Corporation vs. SCOTT A. MANGUM, an individual, and KRISTEN A. MANGUM A/K/A KRISTIN A. MANGUM, an individual, and the marital community comprised thereof, STERLING SAVINGS BANK	**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY** CAUSE # 13-2-30802-9 SEA JUDGMENT RENDERED ON 12/19/2013 ORDER OF SALE ISSUED: 02/03/2015 DATE OF LEVY: 02/12/2015

TO: SCOTT A. MANGUM, an individual, and KRISTEN A. MANGUM A/K/A KRISTIN A. MANGUM, an individual, and the marital community comprised thereof, 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:

12006 NE 204TH PLACE, #B-201, BOTHELL, WA 98011

UNIT B-201, IN BUILDING B OF CAMBRIA HILLS CONDOMINIUM, A CONDOMINIUM RECORDED MAY 25, 2006, UNDER KING COUNTY RECORDING NO. 200605255002, AND IN VOLUME 218 OF KING COUNTY CONDOMINIUMS, PAGES 1 THROUGH 7, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 200605250484, AND KING COUNTY RECORDING NO. 20060531001741, AND ANY AMENDMENTS THERETO; SITUATE IN THE CITY OF BOTHELL, COUNTY OF KING, STATE OF WASHINGTON.
WITH A TAX PARCEL IDENTIFICATION NUMBER OF 131039-0040.

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

TIME:	**10:00 AM**
DATE:	**APRIL 3, 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 **$24,957.62** 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

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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 3, 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 **APRIL 3, 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:
CONDOMINIUM LAW GROUP, PLLC
10310 AURORA AVENUE N.
SEATTLE, WA 98133
(206) 633-1520

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