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**IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY**

LINDA E. RUSSELL, in her capacity as the  
Personal Representative of the Estate of  
Wallace D. Russell, Deceased

vs.

WILLIAM A. RUSSELL, et al.

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 12-2-33269-0 SEA

JUDGMENT RENDERED ON 05/15/2013  
ORDER OF SALE ISSUED: 09/11/2020  
DATE OF LEVY: 09/29/2020

TO: WILLIAM A. RUSSELL; JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE  
ABOVE-ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**18212 NE 21ST ST., REDMOND, WA 98052**

TAM O SHANTER PARK #5 PLAT BLOCK: PLAT LOT: 11  
TAX PARCEL 856304-0110

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

**TIME: 10:00 AM**  
**DATE: NOVEMBER 13, 2020**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF  
**\$339,614.95** 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 November 13, 2021.**

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 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 NOVEMBER 13, 2021**, 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 A 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.

MITZI JOHANKNECHT, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104 (  
206) 263-2600

ATTORNEY:  
LOVIK & JUHL, PLLC  
936 N 34TH STREET  
STE 300  
SEATTLE, WA 98103  
(206) 706-2831