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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

CANDLEWOOD RIDGE HOMEOWNERS
ASSOCIATION, a Washington non-profit
corporation

vs.

ESTATE OF ASGHARI M. CHAUDRY;
ALL UNKNOWN HEIRS AND DEVISEES
OF THE ESTATE OF ASGHARI M.
CHAUDRY

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

CAUSE # 22-2-13727-4 KNT

JUDGMENT RENDERED ON 11/10/2022
ORDER OF SALE ISSUED: 02/08/2023
DATE OF LEVY: 02/10/2023

TO: ESTATE OF ASGHARI M. CHAUDRY and ALL UNKOWN HEIRS AND DEVISEES OF THE
ESTATE OF ASGHARI M. CHAUDRY, JUDGMENT DEBTOR(S):

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:

17822 154TH AVE SE, RENTON, WA 98058

LOT 28, CANDLEWOOD RIDGE DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 107 OF PLATS, PAGES 11 AND 12, IN KING COUNTY, WASHINGTON.

TAX PARCEL NUMBER 132833-0280.

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

TIME: 10:00 AM
DATE: MARCH 31, 2023
**PLACE: 4TH 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
\$19,078.52 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.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on MARCH 31, 2024.**

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 MARCH 31, 2024**, 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.

PATRICIA COLE-TINDALL, SHERIFF
King County, Washington

BY: D. SCHMITZ
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
ROSEHILL LAW, PLLC
PO BOX 7988
TACOMA, WA 98417
253 759-0926