

00593271/ss



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

MAPLE RIDGE HIGHLANDS
ASSOCIATION, a Washington nonprofit
corporation

vs.

ZIHAN WANG et ano.

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

CAUSE # 22-2-08099-0 KNT

JUDGMENT RENDERED ON 01/25/2023
ORDER OF SALE ISSUED: 02/08/2023
DATE OF LEVY: 02/13/2023

TO: ZIHAN WANG and KE "KYLE" D. LIU, 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:

27859 256TH CT SE, MAPLE VALLEY, WA 98038

LOT 95, MAPLE RIDGE HIGHLANDS DIVISION 3, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 225 OF PLATS, PAGES 34 THROUGH 48, IN KING COUNTY,
WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO. 5104530950.

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
\$9,515.15 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 NOVEMBER 30, 2023.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m.

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 30, 2023**, 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:
BARKER MARTIN, P.S.
701 PIKE STREET
STE 1150
SEATTLE, WA 98101
206-381-9806