

00593392/ss



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

REGAL HEIGHTS TOWNHOMES HOA, a  
Washington State nonprofit corporation

vs.

JONATHAN E. VILLALUZ AND JANE  
OR JOHN DOE VILLALUZ, a Washington  
marital or Quasi-Marital Community

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

CAUSE # 22-2-19125-2 SEA

JUDGMENT RENDERED ON 11/21/2022  
ORDER OF SALE ISSUED: 02/17/2023  
DATE OF LEVY: 02/22/2023

TO: JONATHAN E. VILLALUZ and JANE OR JOHN DOE VILLALUZ, 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:

**10418 17TH AVE SW, SEATTLE, WA 98146**

UNIT 10418, REGAL HEIGHTS TOWNHOMES, A CONDOMINIUM, ACCORDING TO THE  
DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO.  
20030626002873, AND ANY AMENDMENTS THERETO, SAID UNIT IS LOCATED ON SURVEY  
MAP AND PLANS FILED IN VOLUME 191 OF CONDOMINIUMS, PAGE(S) 30 THROUGH 32, AND  
ANY AMENDMENTS THERETO, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN  
THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL OR ACCOUNT NUMBER 721150-0070

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

**TIME: 10:00 AM**  
**DATE: APRIL 7, 2023**  
**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  
**\$19,672.14** 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 APRIL 7, 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 APRIL 7, 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:  
PERYEA SILVER TAYLOR  
1200 FIFTH AVENUE  
SUITE 1550  
SEATTLE, WA 98101  
(206) 403-1933