



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

WSA PROPERTIES XII, LLC  
Plaintiff,

vs.

TEDDY & SONS, LLC et al.  
Defendants,

Cause No: 22-2-16261-9 SEA

SHERIFF'S NOTICE OF LEVY  
AND  
NOTICE OF SALE

TO: TEDDY & SONS, LLC, SARAH SUSEYI aka SARAH NICOLOUDAKIS, and THEODORE NICOLOUDAKIS, Judgment Debtor(s)

YOU ARE HEREBY NOTIFIED that under and by virtue of a Writ of Execution issued out of the Superior Court of the State of Washington, in and for the County of King before the Honorable Averil Rothrock, on the 27<sup>th</sup> day of January 2026, in the above entitled action, by the Clerk of the Court thereof, and to me as Sheriff directed and delivered a copy of which Execution is hereto attached, I do hereby levy upon:

**PROPERTY:**

**ANY AND ALL CAUSES OF ACTION BELONGING TO THEODORE (TED OR TEDDY) NICOLOUDAKIS AND SARAH SUSEYI (AKA SARAH NICOLOUDAKIS) THAT ARE NOT PROPERTY OF THE BANKRUPTCY ESTATE EXISTING IN *IN RE NIOLLOUDAKIS*, WESTERN WASHINGTON CHAPTER 7 CASE NO. 23-12177-CMA, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL SUCH CAUSES OF ACTIONS AND/OR SUCH CLAIMS AGAINST PHILLIP S. ORNSTIL.**

Which personal property, I as Sheriff, now retain in my possession under said Writ.

YOU ARE FURTHER NOTIFIED that I will proceed to sell said personal property on the **25<sup>th</sup> day of March 2026 at the hour of Ten o'clock a.m. of said day at the King County Sheriff's Office, Civil Unit Counter, Room W-150 of the King County Courthouse, 516 Third Avenue, Seattle, King County, Washington**. At that time and place, I will sell all the right, title, and interest of the Judgment Debtors, in and to the above-described personal property at public auction, to the highest bidder for cash, to satisfy the judgment and costs.

Dated this 13<sup>th</sup> day of February 2026.

SHERIFF PATRICIA COLE-TINDALL  
KING COUNTY, WASHINGTON

By: D. Schmitz  
Deputy

ATTORNEY:  
SCHWEET LINDE & ROSENBLUM, PLLC  
575 S MICHIGAN STREET  
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