



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 27th 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 NICOLOUDAKIS*, 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 **25th 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 13th 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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