

00597970/ss



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

TWIN LAKES HOMEOWNER'S
ASSOCIATION, INC., a Washington non-
profit corporation

vs.

CHI WAH FONG et ano.

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

CAUSE # 23-2-13357-9 KNT

JUDGMENT RENDERED ON 08/23/2023
ORDER OF SALE ISSUED: 11/22/2023
DATE OF LEVY: 11/29/2023

TO: CHI WAH FONG and JANE DOE FONG, 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:

32216 46TH PL SW, FEDERAL WAY, WA 98023

LOT 43, TWIN LAKES NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 104 OF PLATS, PAGES 23 THROUGH 25, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO. 873202-0430-06.

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

TIME: 10:00 AM
DATE: JANUARY 12, 2024
**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 **\$4,159.53** 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 JANUARY 12, 2025.**

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 JANUARY 12, 2025**, 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