

00598840/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MUTUAL MSC MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-MS3

vs.

JACK V. MICELI AKA JACK MICELI AKA JACK VINCENT MICELI AKA JACK COAP MICELI AKA JOHN V. MICELI; et al.

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

CAUSE # 18-2-57999-6 SEA

JUDGMENT RENDERED ON 5/29/2019
ORDER OF SALE ISSUED: 12/19/2023
DATE OF LEVY: 1/11/2024

TO: JACK V. MICELI, LUCILE A. MICELI (In Rem), 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:

19328 233RD AVE NE, WOODINVILLE, WA 98077

LOT(S) 2 OF SHORT PLAT NO 278084 RECORDED UNDER RECORDING NO 7807070664, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 920 FEET OF THE SOUTH HALF OF THE NORTH 1/3 AS DETERMINED BY MEASUREMENT ALONG THE EAST AND WEST LINE OF THE FOLLOWING DESCRIBED TRACT: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 26 NORTH, RANGE 6 EAST, W M, IN KING COUNTY, WASHINGTON. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED UNDER RECORDING NO 7211100255, AND RE-RECORDED UNDER RECORDING NO 7212280402, AND AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED UNDER RECORDING NO 7212290611. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

APN/PARCEL NO.: 032606-9062-07.

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

TIME: 10:00 AM
DATE: February 23, 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 \$654,832.39 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 8/23/2024.
- 3. A redemption period of one year which will expire at 4:30 p.m. on .

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 8/23/2024, 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:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE S  
STE 400  
SEATTLE, WA 98104  
206-596-4856