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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

COUNTRY TRACE CONDOMINIUM  
ASSOCIATION

vs.

MOHAMMAD RASHID BHATTI, as his  
separate estate; ET AL.

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

CAUSE # 23-2-13347-1 SEA

JUDGMENT RENDERED ON 1/03/2024  
ORDER OF SALE ISSUED: 2/02/2024  
DATE OF LEVY: 2/12/2024

TO: MOHAMMAD RASHID BHATTI, 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:

**11416 NE 128TH ST #67 aka 12800 116TH AVE NE #67, KIRKLAND, WA 98034**

UNIT 67, BUILDING 11416, COUNTRY TRACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 31 OF CONDOMINIUMS, PAGES 58 THROUGH 65, INCLUSIVE; AMENDED IN VOLUME 38 OF CONDOMINIUMS, PAGES 68 THROUGH 70, INCLUSIVE; AMENDED IN VOLUME 38 OF CONDOMINIUMS, PAGES 71 THROUGH 78, INCLUSIVE; EXCEPT THAT PORTION OF THE COMMON AREA CONDEMNED BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 93-2-04071-7 FOR NORTHEAST 128TH STREET AND 116TH AVENUE NORTHEAST. CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7904250732, IN KING COUNTY, WASHINGTON.

TAX ID NUMBER IS 178940-0670

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

**TIME: 10:00 AM**  
**DATE: MARCH 29, 2024**  
**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 **\$30,713.00** 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 MARCH 29, 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 MARCH 29, 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:  
OSERAN HAHN P.S.  
11225 SE 6TH STREET SUITE 100  
BELLEVUE, WA 98004  
(425) 455-3900