

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SPOKANE COUNTY

BANK OF AMERICA, N.A.,  
Plaintiff,

NO. 14-2-01202-5

Vs.

ESTATE OF LARRY G. HUNT AKA LARRY GEORGE HUNT, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF LARRY G. HUNT AKA LARRY GEORGE HUNT, DECEASED; JON HUNT AND JANE DOE HUNT, HUSBAND AND WIFE; WAYNE HUNT AND JANE DOE HUNT, HUSBAND AND WIFE; APRIL HUNT AND JOHN DOE, HUSBAND AND WIFE; SPOKANE TEACHERS CREDIT UNION; CITIBANK (SOUTH DAKOTA) N.A.; JOHN AND JANE DOES, I THROGUH V; OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE. INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED,

Defendants,

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

TO: ESTATE OF LARRY G. HUNT AKA LARRY GEORGE HUNT, DECEASED, UNKNOWN HEIRS AND DEVISEES OF LARRY G. HUNT, JOHN HUNT AND JANE DOE HUNT, WAYNE HUNT AND JANE DOE HUNT, APRIL HUNT AND JOHN DOE, SPOKANE TEACHERS CREDIT UNION, CITIBANK (SOUTH DAKOTA) N.A., JOHN AND JANE DOES, I THROGUH V, AND OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE. INTEREST LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED.

The Superior Court of Spokane County has directed the undersigned Sheriff of Spokane County to sell the property described below to satisfy a judgment in the above-entitled action. The property to be sold is legally described at the end of this notice. If developed, the property address is: 5511 North Milton Street, Spokane, Washington 99205-7164

The sale of the above-described property is to take place:

Time: 10:00 a.m.  
Date: January 20, 2020  
Place: South entrance of Spokane County Courthouse  
1116 W Broadway, Spokane, Washington

The judgment debtor can avoid the sale by paying the judgment amount of \$133,010.72, together with interest, costs and fees, before the sale date. For the exact amount, contact the sheriff at the address stated below.

This property is subject to: (check one)

1. No redemption rights after sale.  
 2. A redemption period of eight months which will expire at 4:30 p.m. on the \_\_\_\_day of \_\_\_\_  
 3. A redemption period of one year which will expire at 4:30 p.m. on the \_\_\_\_day of \_\_\_\_

The judgment debtor or debtors 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 OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30 p.m. ON THE \_\_\_\_DAY OF \_\_\_\_\_, 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 OR DEBTORS AT THE TIME OF 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 A 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.

Ozzie D. Knezovich, Sheriff  
Spokane County, Washington

By Carissa Landry  
Public Safety Building  
1100 W Mallon Ave  
Spokane, Washington 99260-0300  
(509) 477-6924

Legal Description:

LOT 17, BLOCK 6 REPLAT OF WESTERN FIRST AND JANSON ADDITIONS, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SPOKANE COUNTY;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

Commonly known as: 5511 North Milton Street, Spokane, Washington 99205-7164

Assessors Property Tax Parcel Number: 26362.1619