

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

PENNYMAC LOAN SERVICES, LLC,
Plaintiff,

NO. 18-2-00798-9

Vs.

THE UNKNOWN HEIRS AND DEVISEES OF DAVID L. LINN; THE UNKNOWN HEIRS AND DEVISEES
OF GAIL J. LINN; JESSE LEE LINN; OCCUPANTS OF THE PROPERTY,
Defendants,

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

TO: THE UNKNOWN HEIRS AND DEVISEES OF DAVID L. LINN; THE UNKNOWN HEIRS AND
DEVISEES OF GAIL J. LINN *in rem*.

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: 9810 South Grove Road, Cheney, Washington 99004-5155.

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

Time: 10:00 a.m.
Date: March 6, 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 \$273,330.95 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 6th day of November,
2020
 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 6TH DAY OF NOVEMBER, 2020, 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:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF GROVE ROAD CRP NO. 478, AND WESTERLY OF CHENEY-SPOKANE ROAD CRP NO. 97;

EXCEPT THE WEST 330 FEET THEREOF;

AND EXCEPT THE SOUTH 330 FEET THEREOF;

ALSO KNOWN AS PARCEL "A" OF SURVEY RECORDED DECEMBER 27, 1999, UNDER AUDITOR'S FILE NO. 4442689 IN BOOK 90 OF SURVEYS, PAGE 57;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

Commonly known as: 9810 South Grove Road, Cheney, Washington 99004-5155

Assessor's Property Tax Parcel/Account Number: 24211.9058