

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

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
Plaintiff,
ISANTHES, LLC,
Assignee,

NO. 17-2-04570-0

Vs.

THE ESTATE OF DIANNE LAFFOON; ALL UNKNOWN HEIRS AND DEVISEES OF DIANE LAFFOON,
AMERICAN EXTERIORS, LLC; DOES 1 through 10, inclusive, and ROES 1 through 10, inclusive.
Defendants,

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

TO: THE ESTATE OF DIANNE LAFFOON; ALL UNKNOWN HEIRS AND DEVISEES OF DIANE
LAFFOON, AMERICAN EXTERIORS, LLC.

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: 2609 East Diamond Avenue, Spokane, Washington 99207-6111.

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

Time: 10:00 a.m.
Date: November 13, 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 \$55,257.88, 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 13th day of July, 2021
 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 13th DAY OF JULY, 2021, 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 Lynn Komarek
Public Safety Building
1100 W Mallon Ave
Spokane, Washington 99260-0300
(509) 477-6908

Legal Description:

LOTS 40 AND 41, EXCEPT THE NORTH 6 FEET THEREOF CONDEMNED FOR ALLEY, BLOCK 26, HUGHSON AND CHAMBERLIN'S ARLINGTON HEIGHTS SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 68, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

Commonly known as: 2609 East Diamond Avenue, Spokane, Washington 99207-6111

Assessor's Property Tax Parcel/Account Number: 36334.1017