

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

ARIES LENDING FUND I, LLC, a Delaware limited liability company;  
Plaintiff,

NO. 17-2-04261-1

Vs.

REGAL DISTRICT, LLC, a Washington limited liability company;  
Defendants,

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

TO: Regal District 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: 801 North Regal Street, Spokane, Washington 99202-3759.

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

Time: 10:00 a.m.  
Date: October 22, 2021  
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 \$317,582.43, 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 22nd day of October,

2022

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 22ND DAY OF OCTOBER, 2022, 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 Lots 1 and 2 lying South of the right-of-way conveyed to the Coeur d'Alene and Spokane Railway Company Limited; AND all of Lots 3, 4, 5 and 6; all in Block 191, Amended Map of Subdivision of School Section 16, Township 25 North, Range 43 East, W.M., according to plat thereof recorded in Volume "D" of Plats, Page 100, records of Spokane County, Washington;

TOGETHER WITH the vacated alley lying within said Block 191;

ALSO TOGETHER WITH the North half of that portion of vacated Broadway Avenue lying South of and adjoining said Lots 4, 5 and 6;

AND the North half of said portion of vacated Broadway Avenue lying South of and adjoining the East half of vacated Nelson Street, which adjoins said Block 191 on the West.

Situation in the City of Spokane, County of Spokane, State of Washington.

Commonly known as: 801 North Regal Street, Spokane Washington 99202-3759

Assessor's Property Tax Parcel/Account Number: 35161.4301