

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

BANK OF AMERICA, N.A.,

Plaintiff,

NO. 18-2-05130-32

Vs.

KEVIN JAMES KORN AKA KEVIN J. KORN, an individual; ALAN D. MACHTMES, an individual; SPOKANE COUNTY TREASURER, a government entity; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property.

Defendants.

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

TO: KEVIN JAMES KORN AKA KEVIN J. KORN, an individual;

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: West 1417 6th Avenue, Spokane, Washington 99204-3303 AKA 1417 West 9th Avenue, Spokane, Washington 99204-3303

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

Time: 10:00 a.m.

Date: June 10, 2022

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 \$81,915.98, 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 10th day of February 2023
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 10th DAY OF February, 2023, 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) 477-4772

Legal Description:

LOT 3 IN BLOCK 35 OF CANNON'S ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 52;

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

Commonly known as: West 1417 6th Avenue, Spokane, Washington 99204-3303 AKA 1417 West 9th Avenue, Spokane, Washington 99204-3303

Assessor's Property Tax Parcel/Account Number: 25241.5404