

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2,

Plaintiff,

NO. 18-2-00820-9

Vs.

SHERYL C. MOORE; OCCUPANTS OF THE PROPERTY,
Defendants.

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

TO: Sheryl C. Moore

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: 4710 North Ella Road, Spokane, Washington 99212-1706

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

Time: 10:00 a.m.
Date: September 9, 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 \$590,050.70, 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 9th day of September, 2023

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 9th DAY OF September, 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) 477-6908

Legal Description:

LOT 4, BLOCK 1, UPRIVER TERRACE FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 8, RECORDS OF SPOKANE COUNTY; EXCEPT THE SOUTHEASTERLY 3 FEET THEREOF; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

Commonly known as: 4710 North Ella Road, Spokane, Washington 99212-1706

Assessor's Property Tax Parcel/Account Number: 45062.1217