

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

CITY OF SPOKANE VALLEY, a municipal corporation,  
Plaintiff,

NO. 21-201535-32

Vs.

RICHARD G. ROSS, JOHN DOE I-X, and any marital community comprised thereof,  
Defendants.

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

TO: RICHARD G. ROSS

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: 4216 North Best Road, Spokane Valley, Washington 99216-1307

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

Time: 10:00 a.m.  
Date: October 7, 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 \$161,672.83, 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 7th day of October,

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 7th DAY OF October, 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.

If the sale is not pursuant to a judgment of foreclosure of a mortgage or a statutory lien, the Sheriff has been informed that there is not sufficient personal property to satisfy the judgment. If the judgment debtor or debtors do have sufficient personal property to satisfy the judgment, the judgment debtor or debtors should contact the sheriff's office immediately

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:

TRENTWOOD ORCHARDS NORTH 200' OF WEST 1/2 of BLOCK 32 EXCEPT WEST 390.36' THEREOF AND PORTION OF BLOCKS 28 AND 32 DESCRIBED AS FOLLOWS; NORTH 65' OF WEST 309.36' OF BLOCK 32 AND SOUTH 60' OF WEST 1/2 OF BLOCK 28

Commonly known as: 4216 North Best Road, Spokane Valley, Washington 99216-1307

Assessors Property Tax Parcel Number: 45022.4817