

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS
TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2017-1,
Plaintiff,

NO. 21-2-01076-32

Vs.

TIM EDWARDS, an individual; SUSAN M. EDWARDS, an individual; DEAN PETERSON, an
individual, ACCOUNTS RECEIVABLE, INC., A Washington Corporation; SPOKANE
COUNTY, and OCCUPANTS OF THE PROPERTY,
Defendants,

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

TO: TIM EDWARDS, SUSAN M. EDWARDS, and ACCOUNTS RECEIVABLE, INC.

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: 8414 Alki Drive East, Spokane Valley, Washington 99212-2767

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

Time: 10:00 a.m.
Date: January 13, 2023
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 \$147,007.38, 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 13th day of January,

2024

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 January, 2024, 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:

The North half of Lot 1; except the East 99.86 feet thereof and the East 93.6 feet of Lot 2, Block 9, Harrington's Addition to Hutchinson, according to the Plat thereof recorded in Volume "A" of Plats, Page 1, in Spokane County, Washington. Situated in the City of Spokane Valley, County of Spokane, State of Washington.

Commonly known as: 8414 Alki Drive East, Spokane Valley, Washington 99212-2767

Assessors Property Tax Parcel Number: 45184.0565