

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

PARK SOUTH LLC, a Washington limited liability company,  
Plaintiff,

NO. 20-2-02125-32

Vs.

DENALI CONSTRUCTION LLC, a Washington limited liability company; TAYLOR  
MOUNTAIN LLC, a Washington limited liability company; and RICHARD LUDWIGSEN, an  
individual,

Defendants.

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

TO: PARK SOUTH LLC, a Washington limited liability company

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: 2002 South Park Road, Spokane Valley, Washington 99212-3029.

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

Time: 10:00 a.m.  
Date: May 5, 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 \$678,327.52, 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 5th day of May, 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 5th DAY OF May, 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.

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.

John F. Nowels, Sheriff  
Spokane County, Washington

By Lynn Komarek  
Public Safety Building  
1100 W Mallon Ave  
Spokane, Washington 99260-0300  
(509) 477-4772

Legal Description:

See EXHIBIT A.

Commonly known as: 2002 South Park Road, Spokane Valley, Washington 99212-3029

Assessors Property Tax Parcel Number: 35244.2102, 35244.9041, 35244.9053, 35251.9003, 35251.9034, and 35251.9005

**EXHIBIT A**

**PARCEL A:**

THE WEST 90 FEET OF THE EAST 320 FEET OF THE WEST 1580 FEET OF THE SOUTH 135 FEET OF THE NORTH ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN;  
FORMERLY KNOWN AS LOT 26 AND LOT 13, BLOCK 18, NOW VACATED WOODLAWN PARK, AS PER PLAT RECORDED IN VOLUME "O" OF PLATS, PAGE 23, RECORDS OF SPOKANE COUNTY;  
AND ALSO SHOWN AS LOT 2 OF CITY OF SPOKANE VALLEY BOUNDARY LINE ADJUSTMENT RECORDED JUNE 22, 2005 UNDER AUDITOR'S FILE NO. 5233825, RECORDS OF SPOKANE COUNTY;  
SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.  
PARCEL NUMBER 35244.2012

**PARCEL B:**

THE NORTH 25 ROADS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 24, TOWNSHIP 25 NORTH, RANGE 43 EAST W.M.;  
IN SPOKANE COUNTY, WASHINGTON.  
PARCEL NUMBER 35244.9041

**PARCEL C:**

THE SOUTH 30 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 24, TOWNSHIP 25 NORTH, RANGE 43 EAST W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24;  
THENCE NORTH 0°37' EAST ALONG THE CENTERLINE OF SAID SECTION 162.27 FEET TO THE CENTERLINE OF 15TH AVENUE;  
THENCE SOUTH 59° EAST 228.03 FEET;  
THENCE SOUTH TO THE SOUTH LINE OF SECTION 24;  
THENCE WEST TO THE POINT OF BEGINNING;  
IN SPOKANE COUNTY, WASHINGTON.  
PARCEL NUMBER 35244.9053

**PARCEL D:**

THAT PORTION OF SECTIONS 24 AND 25, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY WASHINGTON DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24;  
THENCE SOUTH 88°11'23" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 30.00 FEET TO THE WESTERLY MARGIN OF PARK, ROAD AND TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 88°11'23" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1292.26 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE SOUTH 88°11'23" WEST 150.98 FEET TO POINT OF BEGINNING OF NON-TANGENT CURVE FROM WHICH RADIUS POINT BEARS SOUTH 57°44'26" EAST 427.50 FEET;  
THENCE LEAVING SAID LINE NORTHEASTERLY ALONG ARC OF CURVE THROUGH CENTRAL ANGLE 27°121'50" 204.17 FEET TO EAST LINE OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER TO THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 30°22'36" EAST A DISTANCE OF 427.50 FEET;  
THENCE LEAVING SAID WEST LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°34'01" A DISTANCE OF 213.15 FEET;  
THENCE NORTH 88°11'25" EAST A DISTANCE OF 46.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.42 FEET;  
THENCE NORTH 88°11'25" EAST A DISTANCE OF 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 88°11'25" EAST A DISTANCE OF 20.00 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.42 FEET;

THENCE NORTH 88°11'25" EAST A DISTANCE OF 648.70 FEET TO THE BEGINNING OF A CURVE  
CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
89°30'08" A DISTANCE OF 31.24 FEET;  
THENCE SOUTH 02°18'27" EAST A DISTANCE OF 0.35 FEET;  
THENCE NORTH 88°11'25" EAST A DISTANCE OF 38.00 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 87°41'33" EAST A DISTANCE OF 20.00 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
90°29'52" A DISTANCE OF 31.59 FEET;  
THENCE NORTH 88°11'25" EAST A DISTANCE OF 216.01 FEET TO THE BEGINNING OF A CURVE  
CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
90°29'52" A DISTANCE OF 31.59 FEET;  
THENCE NORTH 88°11'25" EAST A DISTANCE OF 216.01 FEET TO THE BEGINNING OF A CURVE  
CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
89°30'05" A DISTANCE OF 31.24 FEET TO THE WESTERLY MARGIN OF PARK ROAD;  
THENCE SOUTH 02°18'30" EAST ALONG SAID MARGIN A DISTANCE OF 168.18 FEET TO THE POINT OF  
BEGINNING.  
TOGETHER WITH THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN;  
EXCEPT THAT PORTION LYING SOUTHEAST OF COUNTY ROAD;  
AND EXCEPT THE SOUTH 590 FEET OF THE NORTH 805 FEET OF THE EAST 1000 FEET THEREOF;  
AND EXCEPT COUNTY ROAD.  
PARCEL NUMBER 35251.9003

**PARCEL E:**

THE WEST HALF OF THE NORTHEAST QUARTER IN SECTION 25, TOWNSHIP 25 NORTH, RANGE 43  
EAST, W.M.; EXCEPTING THEREFROM THE WEST 200 FEET OF THE NORTH 399.99 FEET, MORE OR  
LESS;  
IN SPOKANE COUNTY, WASHINGTON.  
PARCEL NUMBER 35251.9034

**PARCEL F:**

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 25, TOWNSHIP 25 NORTH,  
RANGE 43 EAST, W.M.;  
EXCEPT COUNTY ROAD;  
IN SPOKANE COUNTY, WASHINGTON.  
PARCEL NUMBER 35251.9005