

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF PIERCE

ALABAMA HOUSING FINANCE AUTHORITY,
Plaintiff(s),

Cause No. 18-2-07797-0
SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY

vs:

THE ESTATE OF KEVIN THOMAS; ET AL.,
Defendant(s).

TO: THE ESTATE OF KEVIN THOMAS (IN REM), Judgment Debtor(s).

The Superior Court of PIERCE County has directed the undersigned Sheriff of Pierce County to sell the property described below to satisfy a judgment in the above-entitled action. The property to be sold is described on the bottom or reverse side of this notice. If developed, the property address is 1750 SOUTH 52ND STREET, TACOMA, WA 98408.

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

Time: 10:00 A.M.
Date: Friday, November 22, 2019
Place: 930 Tacoma Avenue South,
Tacoma, WA 98402
2nd Floor Entry Plaza

The judgment debtor can avoid the sale by paying the judgment amount of \$177,180.03 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:

A REDEMPTION PERIOD OF EIGHT MONTHS WHICH WILL EXPIRE AT 4:30 P.M. ON July 22, 2020.

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 July 22, 2020, 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.

Dated at Tacoma, Washington, October 8, 2019.

PAUL A. PASTOR, JR.,
SHERIFF OF PIERCE COUNTY

By Christine A. Eaves
Christine A. Eaves, Deputy
Civil Section, 930 Tacoma Ave.
South, Room 1B-203, Tacoma,
Washington, 98402 (253) 798-7520

See legal description below or reverse.

LEGAL DESCRIPTION:

THAT PORTION OF LOT 1, BLOCK 29 AND VACATED WILKESON STREET ABUTTING THEREON OF HOSMER'S ADDITION TO THE CITY OF TACOMA, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 45, RECORDS OF PIERCE COUNTY AUDITOR, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK 29 OF SAID HOSMER'S ADDITION 500 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 30 OF SAID SUBDIVISION; THENCE NORTH $00^{\circ} 04'14''$ EAST PARALLEL TO THE EAST LINE OF SAID BLOCK 30, 129.90 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 30 FEET AND CENTRAL ANGLE OF $03^{\circ} 50'37''$ OF 2.01 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF BLOCK 19 OF ACME ADDITION AND 170 FEET PARALLEL TO THE EAST LINE OF SAID BLOCK 30, 130.03 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 30 EXTENDED, 450 FEET WEST OF THE SAID SOUTHEAST CORNER OF SAID BLOCK 30;
THENCE WEST 50 FEET TO THE POINT OF BEGINNING;

(BEING TRACT 17 OF SURVEY NO. 2828 FILED IN VOLUME 29 OF SURVEYS AT PAGE 28)

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL NO.: 4645000043

ATTORNEY FOR PLAINTIFF:
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