

Return Address:

Jennifer Hill/mmg
 Hanis Irvine Prothero, PLLC
 6703 S. 234th St., Suite 300
 Kent, WA 98032

AUDITOR'S INDEXING FORM

DOCUMENT TITLE:	SHERIFF'S LEVY ON REAL PROPERTY ORDER OF SALE EXEMPTION STATUTES LETTER OF INSTRUCTION
GRANTOR:	CHRISTINE E. WILLIAMS-BAKER
GRANTEE:	LAKEMONT RIDGE HOMEOWNERS ASSOCIATION
LEGAL DESCRIPTION:	UNIT 3, BUILDING 3-2, OF LAKEMONT RIDGE, A CONDOMINIUM RECORDED IN VOLUME 125 OF CONDOMINIUMS, PAGES 6 THROUGH 14, AMENDED IN VOLUME 128, PAGES 47 THROUGH 55; AMENDED IN VOLUME 131 PAGE, PAGE 9 THROUGH 18; ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NUMBER 9506140732 AND ANY AMENDMENTS THERETO; SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.
ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBER:	413980-0620-09
REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED OR RELATED DOCUMENTS:	King County Cause No. 16-2-27622-9 KNT Judgment No.: 17-9-15438-1

SHERIFF
KING COUNTY

SHERIFF'S LEVY ON REAL PROPERTY
UNDER EXECUTION OR ORDER OF SALE

00572828/ec

LAKEMONT RIDGE HOMEOWNERS ASSOCIATION,
A WASHINGTON NON-PROFIT CORPORATION,
Plaintiff,

CAUSE # 16-2-27622-9 KNT

DATE OF ORDER: 3/1/2019
DATE RECEIVED: 3/15/2019
DATE OF LEVY: 3/19/2019

vs.

CHRISTINE E WILLIAMS-BAKER AND JOHN DOE
BAKER, HUSBAND AND WIFE AND THEIR
MARITAL COMMUNITY; ET AL.,
Defendants.

TO THE RECORDER OF KING COUNTY AND TO WHOM IT MAY CONCERN:

I, SHERIFF OF KING COUNTY, HEREBY CERTIFY THAT I RECEIVED THE ANNEXED ORDER OF SALE AND UNDER AND BY VIRTUE OF THAT WRIT OR ORDER, I LEVY UPON AND TAKE INTO MY POSSESSION ALL OF THE RIGHT, TITLE AND INTEREST OF DEFENDANT(S) NAMED IN THE WRIT OR ORDER IN AND TO THE REAL ESTATE OF KING COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

UNIT 3, BUILDING 3-2, OF LAKEMONT RIDGE, A CONDOMINIUM RECORDED IN VOLUME 125 OF CONDOMINIUMS, PAGES 6 THROUGH 14, AMENDED IN VOLUME 128, PAGES 47 THROUGH 55; AMENDED IN VOLUME 131 PAGE, PAGE 9 THROUGH 18; ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NUMBER 9506140732 AND ANY AMENDMENTS THERETO; SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SHERIFF MITZI JOHANKNECHT
KING COUNTY SHERIFF'S OFFICE

BY: HUGO ESPARZA
DEPUTY

ATTORNEY:
HANIS IRVINE PROTHERO, PLLC
6703 S. 234TH STREET
SUITE 300
KENT, WA 98032

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RECEIVED
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2019 MAR 15 PM 3:35
KING COUNTY SHERIFF

SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY

LAKEMONT RIDGE HOMEOWNERS ASSOCIATION, a Washington non-profit corporation,

No. 16-2-27622-9 KNT

Plaintiff,

ORDER OF SALE

vs.

(CLERK'S ACTION REQUIRED)

CHRISTINE E. WILLIAMS-BAKER and JOHN DOE WILLIAMS-BAKER, husband and wife and their marital community; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware Corporation; CASCADIA MORTGAGE, LLC., a Washington limited liability company; BOEING EMPLOYEES' CREDIT UNION,

Defendants.

The Clerk of Court is respectfully requested to issue an order of sale directing the Sheriff of King County, Washington to levy against and sell at public sale the real property described as follows:

1. In the above-entitled court, a Default Judgment and Foreclosure Decree was entered on July 18, 2017 (hereinafter together the "Judgment") in favor of the plaintiff, Lakemont Ridge Homeowners Association (hereinafter "Judgment

ORDER OF SALE- 1

HANIS IRVINE PROTHERO, PLLC
ATTORNEYS AT LAW
6703 S. 234th STREET, SUITE 300
KENT, WASHINGTON 98032
Phone: 253-520-5000
Facsimile: 253-893-5007



1 Creditor”), against defendant Christine E. Williams-Baker and John Doe Baker
2 (hereinafter “Judgment Debtors”) for the sum of Eight Thousand, Four Hundred
3 Eighty-Six Dollars and 50 Cents (\$8,486.50), including interest to date of judgment,
4 costs and attorney fees. The Judgment specifies that the judgment amounts shall
5 bear interest at the rate of 12% per annum.
6

7 2. The Judgment was entered in Execution Docket of the Superior Court as
8 Judgment Number: 17-9-15438-1.

9 3. The Judgment is a foreclosure of a lien filed by the Judgment Creditor against
10 the following described real property situated in Bellevue, King County, Washington:

11 UNIT 3, BUILDING 3-2, OF LAKEMONT RIDGE, A CONDOMINIUM
12 RECORDED IN VOLUME 125 OF CONDOMINIUMS, PAGES 6
13 THROUGH 14, AMENDED IN VOLUME 128, PAGES 47 THROUGH
14 55; AMENDED IN VOLUME 131 PAGE, PAGE 9 THROUGH 18;
15 ACCORDING TO THE DECLARATION THEREOF, RECORDED
16 UNDER KING COUNTY RECORDING NUMBER 9506140732 AND
17 ANY AMENDMENTS THERETO; SITUATE IN THE CITY OF
18 BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

19 Assessor's Property Tax Parcel Account Number: 413980-0620-09

20 THEREFORE, in the name of the State of Washington, you are hereby commanded
21 to seize and sell the above-described property, forthwith, and without appraisalment,
22 in the manner provided by law. The sale is exempt from homestead under RCW Ch.
23 6.13.080(6). The redemption period following the sale shall be: twelve (12) months.

24 You are further directed to make due return hereof within sixty days, showing
25 how you have executed the same. In the event the writ is not returnable within sixty
26 (60) days, you may adjourn the sale from time to time, not exceeding thirty (30) days

1 beyond the day at which the writ is made returnable in accordance with RCW
2 6.21.050.

3 WITNESS, the Hon. JIM ROGERS, Judge of the Superior Court and seal
4 of said Court, affixed this ____ day of MAR 1 2019, 2019, at
5 _____, Washington.
6

7
8 Presented by:
9 HANIS IRVINE PROTHERO, PLLC
10

11
12 By Jennifer R. Hill
13 Jennifer R. Hill, WSBA #42010
14 Attorneys for Plaintiff

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BARBARA MINER
Superior Court Clerk
By: D. SCHALOW
Deputy Clerk

ORDER OF SALE- 3

HANIS IRVINE PROTHERO, PLLC
ATTORNEYS AT LAW
6703 S. 234TH STREET, SUITE 300
KENT, WASHINGTON 98032
Phone: 253-520-5000
Facsimile: 253-893-5007

AS REQUIRED BY RCW 6.17.130, COPIES OF THE FOLLOWING STATUTES ARE HEREBY
SERVED OR MAILED UPON THE JUDGMENT DEBTOR(S) REAL PROPERTY

RCW 6.13.010

Homestead, what constitutes -- "Owner," "net value" defined.

(1) The homestead consists of real or personal property that the owner uses as a residence. In the case of a dwelling house or mobile home, the homestead consists of the dwelling house or the mobile home in which the owner resides or intends to reside, with appurtenant buildings, and the land on which the same are situated and by which the same are surrounded, or improved or unimproved land owned with the intention of placing a house or mobile home thereon and residing thereon. A mobile home may be exempted under this chapter whether or not it is permanently affixed to the underlying land and whether or not the mobile home is placed upon a lot owned by the mobile home owner. Property included in the homestead must be actually intended or used as the principal home for the owner.

(2) As used in this chapter, the term "owner" includes but is not limited to a purchaser under a deed of trust, mortgage, or real estate contract.

(3) As used in this chapter, the term "net value" means market value less all liens and encumbrances senior to the judgment being executed upon and not including the judgment being executed upon. [1999 c 403 § 1; 1993 c 200 § 1; 1987 c 442 § 201; 1981 c 329 § 7; 1945 c 196 § 1; 1931 c 88 § 1; 1927 c 193 § 1; 1895 c 64 § 1; Rem. Supp. 1945 § 528. Formerly RCW 6.12.010.]

Notes:

Severability -- 1981 c 329: See note following RCW 6.21.020.

RCW 6.13.030

Homestead exemption limited.

A homestead may consist of lands, as described in RCW 6.13.010, regardless of area, but the homestead exemption amount shall not exceed the lesser of (1) the total net value of the lands, manufactured homes, mobile home, improvements, and other personal property, as described in RCW 6.13.010, or (2) the sum of one hundred twenty-five thousand dollars in the case of lands, manufactured homes, mobile home, and improvements, or the sum of fifteen thousand dollars in the case of other personal property described in RCW 6.13.010, except where the homestead is subject to execution, attachment, or seizure by or under any legal process whatever to satisfy a judgment in favor of any state for failure to pay that state's income tax on benefits received while a resident of the state of Washington from a pension or other retirement plan, in which event there shall be no dollar limit on the value of the exemption. [2007 c 429 § 1; 1999 c 403 § 4; 1993 c 200 § 2; 1991 c 123 § 2; 1987 c 442 § 203; 1983 1st ex.s. c 45 § 4; 1981 c 329 § 10; 1977 ex.s. c 98 § 3; 1971 ex.s. c 12 § 1; 1955 c 29 § 1; 1945 c 196 § 3; 1895 c 64 § 24; Rem. Supp. 1945 § 552. Formerly RCW 6.12.050.]

Notes:

Purpose -- 1991 c 123: "The legislature recognizes that retired persons generally are financially dependent on fixed pension or retirement benefits and passive income from investment property. Because of this dependency, retired persons are more vulnerable than others to inflation and depletion of their assets. It is the purpose of this act to increase the protection of income of retired persons residing in the state of Washington from collection of income taxes imposed by other states." [1991 c 123 § 1.]

Severability -- 1981 c 329: See note following RCW 6.21.020.

Severability -- 1971 ex.s. c 12: "If any provision of this 1971 amendatory act, or its application to any person or circumstance is held invalid, the remainder of the act, or the application of the provision to other persons or circumstances is not affected." [1971 ex.s. c 12 § 5.]

RCW 6.13.040

Automatic homestead exemption -- Conditions -- Declaration of homestead -- Declaration of abandonment.

(1) Property described in RCW 6.13.010 constitutes a homestead and is automatically protected by the exemption described in RCW 6.13.070 from and after the time the real or personal property is occupied as a principal residence by the owner or, if the homestead is unimproved or improved land that is not yet occupied as a homestead, from and after the declaration or declarations required by the following subsections are filed for record or, if the homestead is a mobile home not yet occupied as a homestead and located on land not owned by the owner of the mobile home, from and after delivery of a declaration as prescribed in RCW 6.15.060(3)(c) or, if the homestead is any other personal property, from and after the delivery of a declaration as prescribed in RCW 6.15.060(3)(d).

(2) An owner who selects a homestead from unimproved or improved land that is not yet occupied as a homestead must execute a declaration of homestead and file the same for record in the office of the recording officer in the county in which the land is located. However, if the owner also owns another parcel of property on which the owner presently resides or in which the owner claims a homestead, the owner must also execute a declaration of abandonment of homestead on that other property and file the same for record with the recording officer in the county in which the land is located. (3) The declaration of homestead must contain:

(a) A statement that the person making it is residing on the premises or intends to reside thereon and claims them as a homestead; (b) A legal description of the premises; and (c) An estimate of their actual cash value. (4) The declaration of abandonment must contain:

(a) A statement that premises occupied as a residence or claimed as a homestead no longer constitute the owner's homestead;

(b) A legal description of the premises; and (c) A statement of the date of abandonment. (5) The declaration of homestead and declaration of abandonment of homestead must be acknowledged in the same manner as a grant of real property is acknowledged. [1993 c 200 § 3; 1987 c 442 § 204; 1981 c 329 § 9. Formerly RCW 6.12.045.]

Notes:

Severability -- 1981 c 329: See note following RCW 6.21.020.



ATTORNEYS AT LAW

March 14, 2019

VIA LEGAL MESSENGER

King County Sheriff's Office Civil Unit
516 Third Avenue, Room W-150
Seattle, WA 98104

**Re: Sheriff's Sale - King County Cause No. 16-2-27622-9 KNT
Lakemont Ridge Homeowners Association vs. Christine E. Williams-Baker**

Dear Sheriff:

Enclosed please find the following:

1. Order of Sale and 3 copies, issued by the King County Superior Court
2. Check in the amount of \$498.00 for your costs
3. Auditor Indexing Sheet
4. Copy of Judgment

Please prepare your Notice of Sale and return a copy to me for service on the judgment debtors. A self-addressed, stamped envelope is enclosed for your convenience. The property to be sold is the following improved residential property:

UNIT 3, BUILDING 3-2, OF LAKEMONT RIDGE, A CONDOMINIUM RECORDED IN VOLUME 125 OF CONDOMINIUMS, PAGES 6 THROUGH 14, AMENDED IN VOLUME 128, PAGES 47 THROUGH 55; AMENDED IN VOLUME 131 PAGE, PAGE 9 THROUGH 18; ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NUMBER 9506140732 AND ANY AMENDMENTS THERETO; SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

Post office address: 6725 SE Cougar Mountain Way, #3, Bellevue, WA 98006

Assessor's Property Tax Parcel Account Number: 413980-0620-09

- The judgment debtors' **last known addresses:**
Christine E. Williams-Baker
6725 SE Cougar Mountain Way, #3
Bellevue, WA 98006
- The **redemption period is twelve (12) months.**
- There is **no homestead allowance**, per the judgment and Order of Sale. Copy of the judgment is also enclosed.
- The **judgment number is:** 17-9-15438-1.

Please call if you have any questions or if I can be of further assistance.

Sincerely,


HANIS IRVINE PROTHERO, PLLC
Jennifer R. Hill
Attorney at Law
jhill@hiplawfirm.com

RECEIVED
CIVIL
2019 MAR 15 PM 3:34
KING COUNTY SHERIFF