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SUPERIOR COURT OF WASHINGTON FOR JEFFERSON COUNTY

IN RE THE PROCEEDINGS FOR)
JEFFERSON COUNTY FOR THE)
FORECLOSURE OF LIENS FOR)
DELINQUENT REAL PROPERTY)
TAXES FOR THE YEARS 2014)
THROUGH 2017 AND/OR PRIOR)
YEARS)

NO. 17 2 00131 6

SUMMONS FOR AND NOTICE OF
FORECLOSURE OF LIENS FOR
DELINQUENT PROPERTY TAXES

JEFFERSON COUNTY TO THE SAID:

BARR, CHARLES H.; A.E. BOYCE, DECEASED, HEIRS AND DEVISEES OF; BOYCE, JANET M., DECEASED, HEIRS AND DEVISEES OF; CABRIC, BARBARA L.; GEIGER, NORMAN J.; GEIGER, RICHARD E.; GEIGER, PAMELA S.; JACOBSON, EDWIN H., DECEASED, HEIRS AND DEVISEES OF; JACOBSON, JOYCE I., DECEASED, HEIRS AND DEVISEES OF; KENT, KATHRYNE; MYKRIS, CAROL; MYKRIS, PETER N.; NEPHEW, DONALD; NEPHEW, JOSIE L.; PEDERSEN, KARL E., DECEASED; HEIRS AND DEVISEES OF; PEDERSEN, MADELINE, DECEASED, HEIRS AND DEVISEES OF; SAWYER, CARL A.; SCHOLL, JACQUELINE P., HEIRS AND DEVISEES OF; SCHOLL, OTIS E., THE HEIRS AND DEVISEES OF; SUNDQUIST, NORMAN L. TRUSTEE & SUNDQUIST, JO ANN L., AS TRUSTEE OF THE NORMAN L SUNDQUIST & JO ANN L. SUNDQUIST REVOCABLE LIVING FAMILY TRUST, DATED AUGUST 20, 1999; WALDRON, JOHN; WALDRON JOANNE.

And also, such other persons or parties unknown claiming any right, title, estate, lien or interest in the real property described in the Certificate of Delinquency.

1. A lawsuit has been started to foreclose real property tax liens on the property described in the attachment. Our records reveal that you may own or have an interest in this property.

2. Jefferson County is the owner and holder of a Certificate of Delinquency No. Tax 704 issued on August 18, 2017 for the delinquent real property taxes, interest and penalties owed on the real property described in the attachment for 2014 through 2017 and/or prior years.

3. In order to defend against this foreclosure lawsuit, you must appear and defend this action by answering this summons and notice in writing within thirty (30) days after service of this notice and summons, exclusive of the day of service, or pay the amount due for taxes, interest,

1 penalties and foreclosure costs. All pleadings and process may be served upon Jefferson County by
2 serving the same upon the undersigned attorneys at their address stated below.

3 4. You may demand that the plaintiff file this lawsuit with the court. If you do so, the
4 demand must be in writing and must be served upon the person signing this summons. Within 14
5 days after you serve the demand, the plaintiff must file this lawsuit with the court, or the service on
6 you of this summons and complaint will be void.

7 5. If you wish to seek the advice of an attorney in this matter you should do so
8 promptly so that your written answer, if any, may be served on time.

9 6. This Summons is issued pursuant to rule 4 of the Superior Court Civil Rules of the
10 State of Washington.

11 7. Important – Judgment and Order of Sale Without Notice. Jefferson County will
12 apply to the Superior Court in November 2017, for a judgment foreclosing its lien for taxes and an
13 order to sell the property against which judgment is rendered. If you fail to answer or pay the
14 amount due, default judgment will be entered against the property foreclosing the lien for taxes,
15 interest, penalties and foreclosure costs against the land and premises described in the attachment.
16 A default judgment is one where Jefferson County is entitled to have the application for judgment
17 foreclosing the tax lien granted because you have not responded. Default judgment will be entered
18 without notice unless you or your attorney serves a notice of appearance on the undersigned person,
19 or you request notice as set forth in paragraph 12 below. The judgment would be against the
20 property and not a personal judgment against you.

21 8. If judgment is rendered against the property, either by default or after a hearing by
22 the court, your property will be ordered to be sold. The property against which judgment is
23 rendered will be sold, unless redeemed prior to the day of sale, at a public auction commencing at
24 10:00 a.m. on a Tuesday in December, 2017 on a date yet to be determined, but no sooner than
25 December 1, 2017. The public auction will be held at the Jefferson County Courthouse, in the City
26 of Port Townsend.

27 9. Important – Redemption Rights. The Property may be redeemed from foreclosure,
28 and sale of the property avoided, by paying the delinquent taxes, interest, penalties and foreclosure
costs prior to the day of the public auction. The payment must be by cash, cashier's check, money
order, certified check or bank check. The right to redeem the property expires at 4:30 p.m. the day
before the public auction. There is no right of redemption on the day of or after the public auction.

10 10. Important – Right to Surplus Sale Proceeds. If the property is not redeemed from
11 foreclosure and you are the record owner of the property on August 18, 2017, the date the
12 Certificate of Delinquency was issued to the County Treasurer, then you are entitled to any sale
13 proceeds that exceed the taxes, interest, penalties and foreclosure costs.

14 11. Exemption for Elderly and Disabled. This action will not be continued against your
15 property if you are eligible for deferral of taxes under ch. 84.38 RCW due to age or disability and file
16 a declaration to defer taxes in accordance with the requirements of that chapter. The Foreclosure
17 Department of Jefferson County can assist you in filing the declaration if you call 360-385-9352.

18 12. Interest accrues at the rate of 12% per year. A penalty of 8% of the 2017 property
19 tax will be assessed December 1, 2017 if the property is not redeemed by November 30, 2017.

20 13. You may obtain further information regarding the matters set forth above, including
21 the total amount of interest, penalties and foreclosure costs payable at the time of redemption, by
22 contacting the Foreclosure Department of the Jefferson County Treasurer, 1820 Jefferson St., Port
23 Townsend, Washington, 98368, phone: 360-385-9352.

24 14. Request for Notice of Judgment and Sale Dates. You may ask the Foreclosure
25 Department for the dates on which application for judgment and the public auction will occur. The
26 date for the sale is tentatively set for December 12, 2017 @ 10:00 a.m.

1 Dated this 18th day of August, 2017
2 Respectfully submitted,
3 Philip C. Hunsucker, WSBA #48692
4 Jefferson County Chief Civil Deputy Prosecuting Attorney

5 TAX NO. 704
6 2017
7 CERTIFICATE OF DELINQUENCY
8 ISSUED TO: JEFFERSON COUNTY
9 FOR: 2014, 2015, 2016 AND 2017 TAXES

10 STATE OF WASHINGTON)
11) SS. NO. 704
12 COUNTY OF JEFFERSON)

13 THIS IS TO CERTIFY that I have this day, as Treasurer of Jefferson County, issued to said
14 County, this Certificate of Delinquency for assessments, taxes, interest, penalty, and costs due and
15 delinquent August 18, 2017, in the sum set opposite each description of the real property situate in
16 Jefferson County, State of Washington, and described as follows,
17 TO WIT:

18 See attached Exhibit A incorporated herein by reference.

19 Which several sums shall bear interest at 12 percent per annum on the balance of unpaid taxes, and
20 a penalty of 11 percent per annum on 2014, 2015 and 2016 delinquent taxes and a penalty of 3
21 percent on 2017 delinquent taxes plus added costs as required by law.

22 IN WITNESS WHEREOF, Witness my hand and seal as Treasurer of said County, in said State,
23 this 18th day of August 2017.

24 Stacie Prada
25 Treasurer of Jefferson County
26 State of Washington

27 DEFENDANT: CHARLES H. BARR, A SINGLE MAN

28 PARCEL NUMBER: 966-900-163

LIEN, CONTRACT OR JUDGEMENT HOLDERS: JEFFERSON COUNTY PUBLIC
UTILITY DISTRICT #1

DESCRIPTION: Lot 204, Lazy C Ranch, Division 3, as per Plat recorded in Volume 5 of Plats,
page 61 through 63, records of Jefferson County, Washington. Situate in the County of Jefferson,
State of Washington.

SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: Vacant Land, Arabian Dr.,
Brinnon

AMOUNT OF COUNTY DELINQUENCY: \$1,170.08 plus costs

PUD ASSESSMENT BALANCE – PUD 8 #147.00: \$726.42

TAX YEAR OWING: 2014, 2015, 2016, 2017

DEFENDANT: HEIRS AND DEVISEES OF A.E. BOYCE, DECEASED; HEIRS AND
DEVISEES OF JANET M BOYCE, DECEASED; HEIRS & DEVISEES OF EDWIN H
JACOBSON, DECEASED; HEIRS AND DEVISEES OF JOYCE I JACOBSON, DECEASED;

1 HEIRS AND DEVISEES OF KARL E PEDERSEN, DECEASED; HEIRS AND DEVISEES
2 OF MADELINE PEDERSEN, DECEASED; AS TO AN UNDIVIDED 1/12TH INTEREST, AS
TENANT IN COMMON, WITH OTHER FRACTIONAL OWNERS

3 PARCEL NUMBER: 965-200-911

4 LIEN, CONTRACT OR JUDGEMENT HOLDERS: KALA POINT OWNERS

ASSOCIATION; KALA POINT VILLAGE ASSOCIATION;

5 DESCRIPTION: The land referred to herein is described as follows: An undivided 1/12 interest, as a
tenant-in-common, with other fractional owners of: Unit 9 in Kala Point Village, a Condominium,
6 intended for residential and/or recreational purposes; TOGETHER WITH its .425% of undivided interest
in the common areas and facilities appertaining to said apartment for Phases 1 and 2 and TOGETHER
7 WITH the limited common areas and facilities so appertaining; all according to Survey map and set of plans
delineating said apartment recorded under Auditor's File NO. 250368 in Volume 1 of Condominiums, page
8 46, records of Jefferson County, Washington, and according to the Declaration of Condominium recorded
on June 5, 1978, as Auditor's File No. 250387, in Volume 102 of Official Records, page 418, records of
9 Jefferson County, Washington. Including the right of exclusive occupancy and possession for said
apartment during time-sharing interval H, as provided for and defined in said Declaration. Situate in the
10 County of Jefferson, State of Washington.

11 SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 121 Village Dr. #9, Port
Townsend

12 AMOUNT OF COUNTY DELINQUENCY: \$690.53 plus costs

13 TAX YEAR OWING: 2014, 2015, 2016, 2017

14 DEFENDANT: BARBARA L CABRIC; NORMAN J. GEIGER; RICHARD E GEIGER;
PAMELA S GEIGER, AS THEIR RESPECTIVE INTERETS MAY APPEAR OF RECORD
15 PARCEL NUMBER: 955-000-016

16 LIEN, CONTRACT OR JUDGEMENT HOLDERS: NONE

DESCRIPTION: **An undivided 1/2 interest** in the following described property:

17 Lot 16, Go-Onna Beach Tracts Division 2, according to the Plat thereof recorded in Volume 5 of
Plats, pages 33 and 34, records of Jefferson County, Washington.

18 Situate in the County of Jefferson, State of Washington.

19 SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: Vacant Land, Corner of Coyle
Road and W Go-Onna DR, Quilcene

20 AMOUNT OF COUNTY DELINQUENCY: \$915.78 plus costs

TAX YEAR OWING: 2014, 2015, 2016, 2017

21 DEFENDANT: KATHRYNE KENT, AS HER SEPARATE ESTATE

22 PARCEL NUMBER: 937-800-119

23 LIEN, CONTRACT OR JUDGEMENT HOLDERS: FIRST FEDERAL SAVINGS & LOAN
ASSOCIATION OF PORT ANGELES;

24 DESCRIPTION: Lot 19, Block 1, Cape George Colony, Division 1, as per Plat recorded in Volume 4 of
Plats, page 21, records of Jefferson County, Washington. Situate in the County of Jefferson, State of
Washington. Situate in the County of Jefferson, State of Washington.

25 SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 311 Victoria Loop, Port
Townsend

26 AMOUNT OF COUNTY DELINQUENCY: \$1,505.77 plus costs

27 TAX YEAR OWING: 2014, 2015, 2016, 2017

28 DEFENDANT: PETER N MYKRIS & CAROL MYKRIS, HUSBAND AND WIFE

1 PARCEL NUMBER: 988-600-029
2 LIEN, CONTRACT OR JUDGEMENT HOLDERS: ROBERT R. AND JOANNE L. COPE,
3 HUSBAND AND WIFE
4 DESCRIPTION: Lot 29 in Pleasant Tides Division 2, as per Plat recorded in Volume 6 of Plats, on page 7,
5 records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington.
6 SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: Vacant Land, Corner Lot Between
Rhododendron Lane & Wildwood Lane, Brinnon
7 AMOUNT OF COUNTY DELINQUENCY: \$1,543.71 plus costs
8 TAX YEAR OWING: 2014, 2015, 2016, 2017

7 DEFENDANT: CARL A. SAWYER, A SINGLE MAN
8 PARCEL NUMBER: 501-053-007
9 LIEN, CONTRACT OR JUDGEMENT HOLDERS: NONE
10 DESCRIPTION: The land referred to herein is described as follows: Lot 1, H. Steinke Short Plat as
11 per Plat recorded in Volume 1 of Plats, page 44, records of Jefferson County, Washington. Situate
12 in the County of Jefferson, State of Washington
13 SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: Vacant Land, Tskutsko Point
14 Road, Quilcene
15 AMOUNT OF COUNTY DELINQUENCY: \$5,920.40 plus costs
16 TAX YEAR OWING: 2014, 2015, 2016, 2017

13 DEFENDANT: CARL A. SAWYER, A SINGLE MAN
14 PARCEL NUMBER: 601-334-240
15 LIEN, CONTRACT OR JUDGEMENT HOLDERS: Jefferson County Water District No. 3
16 DESCRIPTION: The land referred to herein is described as follows: That portion of the East half of the
17 Southeast quarter of Section 33, Township 26 North, Range 1 West, W.M., described as follows: Beginning
18 at the intersection of the Northeasterly right of way line of the county road with the West line of the
19 Southeast quarter of the Southeast quarter of said Section; THENCE South 31 degree 13' 12" East 38.48
20 feet; THENCE South 89 degrees 39' 31" East 390.59 feet to the TRUE POINT OF BEGINNING;
21 THENCE North 0 degrees 20' 29" East 120 feet; THENCE South 89 degrees 39' 31" East 80.00 feet;
22 THENCE South 0 degrees 20' 29" West 120 feet; THENCE North 89 degrees 9' 31" West 80.00 feet to
23 the TRUE POINT OF BEGINNING. Also known as Tract 225 D.A. Churchill-Coyle properties. Situate
24 in the County of Jefferson, State of Washington.
25 SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 93 Elk Rd., Quilcene
26 AMOUNT OF COUNTY DELINQUENCY: \$999.53 plus costs
27 TAX YEAR OWING: 2014, 2015, 2016, 2017

22 DEFENDANT: THE HEIRS AND DEVISEES OF OTIS E SCHOLL, AND THE HEIRS
23 AND DEVISEES OF JACQUELINE P. SCHOLL; DONALD J NEPHEW & JOSIE L
24 NEPHEW, HUSBAND AND WIFE, AS THEIR RESPECTIVE INTERESTS MAY APPEAR
25 PARCEL NUMBER: 979-506-411
26 LIEN, CONTRACT OR JUDGEMENT HOLDERS: NONE
27 DESCRIPTION: The land referred to herein is described as follows: All of Lot 12, Block 64 First Addn to
28 Oil City as per map recorded in Volume 3 of Plats, page 15, records of Jefferson County, Washington.
Situate in the County of Jefferson, State of Washington.
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: Vacant Land, West End
AMOUNT OF COUNTY DELINQUENCY: \$659.55 plus costs
TAX YEAR OWING: 2014, 2015, 2016, 2017

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2 DEFENDANT: NORMAN L. SUNDQUIST & JOANN L SUNDQUIST, AS TRUSTEES OF
3 THE NORMAN L SUNDQUSIT AND JOANN L. SUNDQUIST REVOCABLE LIVING
4 FAMILY TRUST, DATED AUGUST 20, 1999

5 PARCEL NUMBER: 901-201-010

6 LIEN, CONTRACT OR JUDGEMENT HOLDERS: NONE

7 DESCRIPTION: The land referred to herein is described as follows: That portion of Section 20 Township
8 29 North, Range 1 West, Jefferson County, Washington, described as follows: Beginning at the North
9 quarter corner of Section 20; THENCE N 89 degrees 20' 01" W along the North margin of said Section 20,
10 54.17 feet; THENCE S 0 degrees 23' 06" E 132.16 feet; THENCE S 18 degrees 50' 59" E 116.62 feet;
11 THENCE S 66 degrees 07' 56" E 112.33 feet; THENCE N 76 degrees 07' 21" E 177.70 feet to the True
12 Point of Beginning: THENCE N 59 degrees 12' 52" E 137.88 feet; THENCE N 30 degrees 34' 04" 50.00
13 feet; THENCE N 51 degrees 04' 35" W 83.4 feet more or less to the margin of Sunset Lake; THENCE
14 Southwesterly along said margin 110.00 feet more or less to a point which bears 0 degrees 12' 55" E 90.3
15 feet more or less from the True Point of Beginning; THENCE S 0 degrees 12' 55" W 90.3 feet more or less
16 to the True Point of Beginning. Situate in the County of Jefferson, State of Washington.

17 SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: Vacation Cabin, Sunset Lake,
18 Port Townsend

19 AMOUNT OF COUNTY DELINQUENCY: \$3,986.67 plus costs

20 TAX YEAR OWING: 2014, 2015, 2016, 2017

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22 DEFENDANT: JOHN WALDRON & JOANNE WALDRON, HUSBAND AND WIFE

23 PARCEL NUMBER: 961-805-605

24 LIEN, CONTRACT OR JUDGEMENT HOLDERS: Assignee of Unifund CCR;

25 DESCRIPTION: The land referred to herein is described as follows: Lots 19 through 22, inclusive, Block
26 56, in Irontdale Division 2, as per Plat recorded in Volume 2 on page 129, records of Jefferson County,
27 Washington. Situate in the County of Jefferson, State of Washington.

28 SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 111 W Price ST, Port Hadlock

MOBILE HOME: 1981, HOMETTE, 14 X 56, VIN: 03950398P

AMOUNT OF COUNTY DELINQUENCY: \$2,900.36 plus costs

TAX YEAR OWING: 2014, 2015, 2016, 2017