

TAX NO 706

2019

CERTIFICATE OF DELINQUENCY

ISSUED TO: JEFFERSON COUNTY

FOR: 2016, 2017, 2018, 2019 TAXES

THIS IS TO CERTIFY that I have this day, as Treasurer of Jefferson County, issued to said County, this Certificate of Delinquency for assessments, taxes, interest, penalty, and costs due and delinquent August 9, 2019, in the sum set opposite each description of the real property situate in Jefferson County, State of Washington, and described as follows,

TO WIT:

See attached Exhibit A incorporated herein by reference.

Which several sums shall bear interest at 12 percent per annum on the balance of unpaid taxes, and a penalty of 11 percent per annum on 2016, 2017 and 2018 delinquent taxes and a penalty of 3 percent on 2019 delinquent taxes plus added costs as required by law.

IN WITNESS WHEREOF, Witness my hand and seal as Treasurer of said County, in said State, this 9th day of August 2019.

Stacie Prada

Treasurer of Jefferson County

State of Washington

EXHIBIT "A"

DEFENDANT: **WILLIAM T ANDERSON**, presumptively subject to the community property interest of his spouse, if married on May 11, 1979 date of acquiring title

Parcel Number: **998-802-204**

Lien, Contract OR Judgement Holders: **Spouse of WILLIAM TERENCE ANDERSON** vested owner on May 11, 1979, the date of acquiring title and any matters against said spouse (if any)

Description: **Lot 2, Block 22, First Addition to H. L. Tibbals, Jr. Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, page 43, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington.**

Situs Address For Informational Purposes Only: **Vacant Land, City of Port Townsend, WA**

Amount of County Delinquency: **\$2,007.74 plus costs**

Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: The Heirs and Devisees of **JOHN J ARAWAY** and **HELEN ARAWAY**, deceased and **CHRISTOPHER CREWS PETTIT**, as his separate estate

Parcel Number: **710-312-042**

Lien, Contract OR Judgement Holders: **NONE**

Description: **That portion of H. E. Survey No. 119 in Section 31, Township 27 North, Range 10 West, W.M., known as Lot 41 of the Unrecorded Plat of Brandeberry Estates, and designated on the County Assessor's Plat and Description Book as Tax 41 in said Section 31, the whole of said H. E. Survey No. 119 being described as follows:**

Beginning at corner No. 1, from which the East ¼ corner to Section 36, in Township 27 North, Range 11 West, W.M., bears South 2° East 12.29 chains distant;

Thence North 2° West 24.44 chains to corner No. 2;

Thence, meandering to the left bank of Hoh River, North 62° East 2.30 chains;

North 82° 15' East 3.70 chains;

South 64° 30' East 5.30 chains;

South 32° 30' East 5 chains;
North 72° 45' East 6.70 chains;
North 88° East 2.50 chains;
North 82° 30' East 4.30 chains;
North 87° 30' East 5.60 chains;
South 67° East 5.20 chains;
South 89° 45' East 3.26 chains to corner No. 3;
Thence South 13.44 chains to corner No. 4;
Thence North 88° 53' West 22.36 chains to corner No. 5;
Thence South 63° West 6.51 chains to corner No. 6;
Thence West 1.51 chains to corner No. 7;
Thence North 1.51 chains to corner No. 8;
Thence North 46° 23' West 1.53 chains to corner No. 9;
Thence South 45° West 4 chains to corner No. 10;
Thence South 52° West 6.06 chains to corner No. 11;
Thence South 76° 8' West 1.76 chains to corner No. 1, the Place of Beginning;
EXCEPT the right of way of any public road.
Situate in the County of Jefferson, State of Washington.
Situs Address For Informational Purposes Only: Vacant Land, Forks, WA
Amount of County Delinquency: \$2,080.23 plus costs
Tax Year Owing: 2016, 2017, 2018, 2019

DEFENDANT: JOANNE D BRAY, as her separate estate; ARLIS FOX, as her separate estate
Parcel Number: 979-505-011
Lien, Contract OR Judgement Holders: NONE
Description: Lot 16, of Block 50, First Addition to the Townsite of 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, WA
Amount of County Delinquency: \$2,236.74 plus costs
Tax Year Owing: 2016, 2017, 2018, 2019

DEFENDANT: THE HEIRS AND DEVISEES OF MAXINE FLEMING also known as MAXINE EMMA FLEMING, deceased
Parcel Number: 962-110-606
Lien, Contract OR Judgement Holders: PAULETTE FLEMING, Personal Representative; W.C. HENRY & S.J. ALLEN, Attorney for Estate
Description: Lots 14 and 15 in Block 106, Irondale Division No. 4, as per plat recorded in Volume 2 of Plats, page 141, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington.
Situs Address For Informational Purposes Only: Vacant Land, Irondale, WA
Amount of County Delinquency: \$2,305.22 plus costs
Tax Year Owing: 2016, 2017, 2018, 2019

DEFENDANT: JON KELIEHOR, as his separate estate
Parcel Number: 962-113-707

Lien, Contract OR Judgement Holders: **NONE**
Description: **Lots 15 and 16, Block 137, Irondale No. 6, according to plat recorded in Volume 2 of Plats, page 139, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington**
Situs Address For Informational Purposes Only: **NKA S Andrew Ave, Port Hadlock, WA**
Amount of County Delinquency: **\$2,324.89 plus costs**
Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: **RUTH A. KOHL**, as her separate estate
Parcel Number: **999-100-174**
Lien, Contract OR Judgement Holders: **NONE**
Description: **Lot 174, Towne Point II, a Planned Unit Development, as recorded under Volume 6 of Plats, pages 133, 134 and 135, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington.**
Situs Address For Informational Purposes Only: **2001 Summit Way, City of Port Townsend, WA**
Amount of County Delinquency: **\$11,243.08 plus costs**
Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: **ELIZABETH MAEGERLE**, as her separate estate
Parcel Number: **940-200-012**
Lien, Contract OR Judgement Holders: **EVERGREEN FINANCIAL SERVICES, Inc.; JASON L WOehler; SABA & ASSOCIATES; JEFFREY G YONEK**
Description: **Lot 12, Cape George Village Division No. 2, as per plat recorded in Volume 4 of Plats, page 44, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington.**
Situs Address For Informational Purposes Only: **210 Dennis Blvd., Port Townsend, WA**
Amount of County Delinquency: **\$11,284.93 plus costs**
Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: **MONTY D MESICK**, who also appears of record as **MONTY MESICK**, as his separate estate
Parcel Number: **966-900-164**
Lien, Contract OR Judgement Holders: **NONE**
Description: **Lot 205, Lazy C Ranch Division No. 3, as per plat recorded in Volume 5 of Plats, pages 61 through 63, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington.**
Situs Address For Informational Purposes Only: **421 Arabian DR., Brinnon, WA**
Amount of County Delinquency: **\$2,465.42 plus costs**
Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: **MONTY D MESICK**, who also appears of record as **MONTY MESICK**, as his separate estate
Parcel Number: **966-900-168**

Lien, Contract OR Judgement Holders: **JEFFERSON COUNTY PUBLIC UTILITY DISTRICT; STATE OF WASHINGTON DEPARTMENT OF SOCIAL and HEALTH SERVICES**

Description: **Lot 209, Lazy C Ranch Division No. 3, as per plat recorded in Volume 5 of Plats, pages 61 through 63, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington.**

Situs Address For Informational Purposes Only: **NKA Arabian DR., Brinnon, WA**

Amount of County Delinquency: **\$ 2,813.12 plus costs**

PUD ASSESSMENT: **\$407.01**

Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: **KENNETH STAVHEIM and JAMES KELLY**, each presumptively subject to the community interest of his respective spouse, if married on June 26, 2003, date of acquiring title

Parcel Number: **601-334-266**

Lien, Contract OR Judgement Holders: **JEFFERSON COUNTY WATER DISTRICT NO 3; JEFFERSON COUNTY PUBLIC UTILITY DISTRICT;**

Description: **A tract of land located in the Southeast ¼ of Section 33, Township 26 North, Range 1 West, W.M., described as follows:**

Beginning at a point North 37° 29' 58" West 1,980.1 feet from the Southeast corner of said Section 33, and running thence;

North 89° 39' 31" West 125 feet to the West line of the Southeast ¼ of the Southeast ¼ of said Section 33, and running along said West line;

Thence North 0° 08' 07" East 80 feet;

Thence South 89° 51' 53" East 106.1 feet;

Thence South 13° 10' 46" East 82.2 feet to the Point of Beginning, being also known as Tract 250, D.A. Churchill-Coyle Properties. Situate in the County of Jefferson, State of Washington.

Situs Address For Informational Purposes Only: **Vacant Land, Jefferson County, WA**

Amount of County Delinquency: **\$2,265.89 plus costs**

Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: **GREGORY STEMLER and OLGA STEMLER**, presumptively subject to the community interest of spouses if married on November 30, 1976, date of acquiring title

Parcel Number: **998-000-903**

Lien, Contract OR Judgement Holders: Spouse of **GREGORY STEMLER**, vested owner, on November 30, 1976, the date the vested owner acquired title; Spouse of **OLGA STEMLER**, vested owner, on November 30, 1976, the date the vested owner acquired title;

Description: **Lot 2, Block 9, Tacoma Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, page 81, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington**

Situs Address For Informational Purposes Only: **Vacant Land, City of Port Townsend, WA**

Amount of County Delinquency: **\$2,144.38 plus costs**

Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: **TOWNE POINT**, a general partnership

Parcel Number: **999-100-036**

Lien, Contract OR Judgement Holders: **NONE**

Description: **Lot 174, Towne Point II, a Planned Unit Development, as recorded under Volume 6 of Plats, pages 133, 134 and 135, records of Jefferson County, Washington.**

Situate in the County of Jefferson, State of Washington

Situs Address For Informational Purposes Only: **Vacant Land, City of Port Townsend, WA**

Amount of County Delinquency: **\$2,150.02 plus costs**

Tax Year Owing: **2016, 2017, 2018, 2019**

DEFENDANT: **JACK D VIGSBOL** and **CAROLE D VIGSBOL**, presumptively subject to the community interest of their respective spouses, if married to anyone other than each other on July 20, 1981 date of acquiring title

Parcel Number: **999-100-036**

Lien, Contract OR Judgement Holders: Spouse of **JACK DENNIS VIGSBOL**, vested owner, on January 12, 1977, the date the vested owner acquired title. Spouse of **CAROLE D VIGSBOL**, vested owner, on July 20, 1981, the date the vested owner acquired title.

Description: **Lot 1, Block 9, Tacoma Addition to the City of Port Townsend, as per plat recorded in Volume 1 of Plats, page 81, records of Jefferson County, Washington. Situate in the County of Jefferson, State of Washington.**

Situs Address For Informational Purposes Only: **Vacant Land, City of Port Townsend, WA**

Amount of County Delinquency: **\$2,144.38 plus costs**

Tax Year Owing: **2016, 2017, 2018, 2019**

**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 2016
THROUGH 2019 AND/OR PRIOR YEARS**

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

NO 19 2 00173 16

JEFFERSON COUNTY TO THE SAID:

SUCH OTHER PERSONS OR PARTIES KNOWN OR 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 in the above-entitled court by Jefferson County, Plaintiff, to foreclose real property tax lien on property described in Certificate of Delinquency filed with the court on August 9, 2019. Jefferson County records and/or a title report reveal that you may own or have an interest in the property described in the enclosed documents.

2. Jefferson County is the owner and holder of a Certificate of Delinquency No. Tax 706 issued on August 9, 2019 for the delinquent real property taxes, interest and penalties owed on the real property described in the attachment for 2016 through 2019 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, penalties and foreclosure costs. All pleadings and process may be served upon Jefferson County by serving the same upon the undersigned attorneys at their address stated below.
4. You may demand that the plaintiff file this lawsuit with the court. If you do so, the demand must be in writing and must be served upon the person signing this summons. Within 14 days after you serve the demand, the plaintiff must file this lawsuit with the court, or the service on you of this summons and complaint will be void.
5. If you wish to seek the advice of an attorney in this matter you should do so promptly so that your written answer, if any, may be served on time.
6. This Summons is issued pursuant to rule 4 of the Superior Court Civil Rules of the State of Washington.
7. Important – Judgment and Order of Sale Without Notice. Jefferson County will apply to the Superior Court in October 2019, for a judgment foreclosing its lien for taxes and an order to sell the property against which judgment is rendered. If you fail to answer or pay the amount due, default judgment will be entered against the property foreclosing the lien for taxes, interest, penalties and foreclosure costs against the land and premises described in the attachment. A default judgment is one where Jefferson County is entitled to have the application for judgment foreclosing the tax lien granted because you have not responded. Default judgment will be entered without notice unless you or your attorney serves a notice of appearance on the undersigned person, or you request notice as set forth in paragraph 12 below. The judgment would be against the property and not a personal judgment against you.
8. If judgment is rendered against the property, either by default or after a hearing by the court, your property will be ordered to be sold. The property against which judgment is rendered will be sold, unless redeemed prior to the day of sale, at a public auction commencing at 10:00 a.m. on a Tuesday in December, 2019 on a date yet to be determined, but no sooner than December 1, 2019. The public auction will be held at the Jefferson County Courthouse, in the City of Port Townsend.
9. Important – Redemption Rights. The Property may be redeemed from foreclosure, 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. Important – Right to Surplus Sale Proceeds. If the property is not redeemed from foreclosure and you are the record owner of the property on August 9, 2019, the date the Certificate of Delinquency was issued to the County Treasurer, then you are entitled to any sale proceeds which exceed the taxes, interest, penalties and foreclosure costs.
11. Exemption for Elderly and Disabled. This action will not be continued against your property if you are eligible for deferral of taxes under ch. 84.38 RCW due to age or disability and file

a declaration to defer taxes in accordance with the requirements of that chapter. The Foreclosure Department of Jefferson County can assist you in filing the declaration if you call 360-385-9352.

12. Interest accrues at the rate of 12% per year. A penalty of 8% of the 2019 property tax will be assessed December 1, 2019 if the property is not redeemed by November 30, 2019.
13. You may obtain further information regarding the matters set forth above, including the total amount of interest, penalties and foreclosure costs payable at the time of redemption, by contacting the Foreclosure Department of the Jefferson County Treasurer, 1820 Jefferson St., Port Townsend, Washington, 98368, phone: 360-385-9352.
14. Request for Notice of Judgment and Sale Dates. You may ask the Foreclosure Department for the dates on which application for judgment and the public auction will occur. The date for the sale is tentatively set for December 10, 2019 @ 10:00 a.m.

Dated this 9TH day of August, 2019

Respectfully submitted,

Philip C. Hunsucker, WSBA #48692

Jefferson County Chief Civil Deputy Prosecuting Attorney