

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

FILED

AUG 17 2018

JEFFERSON COUNTY CLERK

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR JEFFERSON COUNTY**

IN RE THE PROCEEDINGS FOR
JEFFERSON COUNTY FOR THE
FORECLOSURE OF LIENS FOR
DELINQUENT REAL PROPERTY TAXES
FOR THE YEARS 2015 THROUGH 2018
AND/OR PRIOR

) Case No.: **18-2-00183-16**
)
) **NOTICE AND SUMMONS OF**
) **FORECLOSURE OF LIENS FOR**
) **DELINQUENT REAL PROPERTY TAX**
) **AND ASSESSMENTS**

JEFFERSON COUNTY TO THE SAID:

BURTON, DAVID C. ALSO KNOWN AS BURTON, DAVID C. JR.; BURTON, DELORES E.; ESCHBACH, CHARLES P.; EVANS, LORRAINE D.; FRANK, LAWRENCE; HALVORSON, JANET M.; KEYS, DONALD W.; KEYS, EVELYN M.; LARSEN, DEXTER; LETZRING, SONJA; MALM, O.K.; POWELL, CAROLE R.; POWELL, FRANK R.; SWANSON, ELMER HENRY, HEIRS AND DEVISEES OF; SWANSON SEATES, ETHEL; SWANSON, ROBERT ALFRED, HEIRS & DEVISEES OF; SWANSON, RONALD; SWANSON, SHIRLEY; SWANSON, STEPHANIE; SWANSON, SUZETTE; SWANSON, WALTER RICHARD; ZELLMER, DONALD;

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.

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



MICHAEL HAAS
Jefferson County Prosecuting Attorney
1820 Jefferson Street/P. O Box 1220
Port Townsend, Washington 98368
(360) 385-9180

COPY

1 2. Jefferson County is the owner and holder of a Certificate of Delinquency No. Tax
2 705 issued on August 17, 2018 for the delinquent real property taxes, interest and penalties owed
3 on the real property described in the attachment for 2015 through 2018 and/or prior years.

4 3. In order to defend against this foreclosure lawsuit, you must appear and defend
5 this action by answering this summons and notice in writing within thirty (30) days after service
6 of this notice and summons, exclusive of the day of service, or pay the amount due for taxes,
7 interest, penalties and foreclosure costs. All pleadings and process may be served upon Jefferson
8 County by serving the same upon the undersigned attorneys at their address stated below.

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

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

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

17 7. Important – Judgment and Order of Sale Without Notice. Jefferson County will
18 apply to the Superior Court in October 2018, for a judgment foreclosing its lien for taxes and an
19 order to sell the property against which judgment is rendered. If you fail to answer or pay the
20 amount due, default judgment will be entered against the property foreclosing the lien for taxes,
21 interest, penalties and foreclosure costs against the land and premises described in the
22 attachment. A default judgment is one where Jefferson County is entitled to have the application
23 for judgment foreclosing the tax lien granted because you have not responded. Default judgment
24 will be entered without notice unless you or your attorney serves a notice of appearance on the
25 undersigned person, or you request notice as set forth in paragraph 12 below. The judgment
26 would be against the property and not a personal judgment against you.

27
28 SUMMONS FOR AND NOTICE OF
FORECLOSURE OF LIENS FOR
DELINQUENT PROPERTY TAXES

Page 2 of 4



MICHAEL HAAS
Jefferson County Prosecuting Attorney
1820 Jefferson Street/P. O Box 1220
Port Townsend, Washington 98368
(360) 385-9180

1 8. If judgment is rendered against the property, either by default or after a hearing by
2 the court, your property will be ordered to be sold. The property against which judgment is
3 rendered will be sold, unless redeemed prior to the day of sale, at a public auction commencing
4 at 10:00 a.m. on a Tuesday in December, 2018 on a date yet to be determined, but no sooner than
5 December 1, 2018. The public auction will be held at the Jefferson County Courthouse, in the
6 City of Port Townsend.

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

13 10. Important – Right to Surplus Sale Proceeds. If the property is not redeemed from
14 foreclosure and you are the record owner of the property on August 17, 2018, the date the
15 Certificate of Delinquency was issued to the County Treasurer, then you are entitled to any sale
16 proceeds which exceed the taxes, interest, penalties and foreclosure costs.

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

22 12. Interest accrues at the rate of 12% per year. A penalty of 8% of the 2018 property
23 tax will be assessed December 1, 2018 if the property is not redeemed by November 30, 2018.

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

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



MICHAEL HAAS
Jefferson County Prosecuting Attorney
1820 Jefferson Street/P. O Box 1220
Port Townsend, Washington 98368
(360) 385-9180

