

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

FILED
SEP 01 2022
JILL E. WHELCHER
WHITMAN COUNTY CLERK

WHITMAN COUNTY)
a political division of the)
State of Washington)
Plaintiff:)
vs)

22-2-00188-38
SMCMP 2
Summons and Complaint
13014835



No: **22 2 00188 38**

COMPLAINT AND SUMMONS
NOTICE FOR APPLICATION FOR
JUDGEMENT OF FORECLOSURE

Dan Antoni; Meghan Melinda Antoni; DW & CB, LLC; Christopher B. Grote; Linda L. Hennigar; Anne Moore; Edward Gordon Moore Jr.; Dan Rice and Susan M, Rice, Husband and Wife; Orange Coast Equities LLC dba Kunz Investments LLC; Mark G. Wright and Barbara Jean Wright; and each and every person having or claiming to have any right, title, lien or interest in, or upon, said real property, or any part thereof, by, through or under said named owner, or owners, and all persons unknown or known, if any, having or claiming to have any right, title, lien or interest or estate in, to or upon said real property, or any part thereof,

Defendants,

YOU AND EACH OF YOU, all other persons or parties unknown claiming any right, title estate, lien or interest in or to the real property described in this Complaint and Summons of foreclosure of tax liens are hereby notified that Whitman County, a duly organized and existing county of the State of Washington, is the owner and holder of the Certificate of Delinquency No. G-2019 dated the 1ST day of September, 2022; that the Certificate was issued to Whitman County on that date by the Treasurer of Whitman County, pursuant to laws, for real property taxes and interest

due, unpaid and delinquent for three or more years for which no Certificate of Delinquency had previously been issued, that the descriptions of the parcels of real property included and described in said Certificate of Delinquency, the names of the several owners as appear on the rolls of the Whitman County Treasurer, the amounts of 2019 and prior delinquent taxes on each of said parcels of said real property, including interest thereon at 12 percent per annum, as well as penalty and costs on the balance of unpaid taxes, computed on the 1st day of September, 2022. The years for which the same are due and unpaid as they appear are set forth and described in said Certificate of Delinquency. A copy of the Certificate of Delinquency is attached hereto.

YOU ARE FURTHER NOTIFIED that the plaintiff, Whitman County will apply to the Superior Court of the State of Washington, in and for the County of Whitman, for judgment foreclosing its lien for taxes against the parcels of real property in this complaint and summons hereinafter described, and you and each of you, are summoned to appear in the above-mentioned Court within **thirty (30) days** after service of this notice/complaint and summons, and defend this action or pay the amount due, plus allowable costs (e.g., title search and advertising), and in case of your failure to do so, judgement will be rendered in this action foreclosing the lien of such taxes and interest against the amounts shown to be due against the parcels, as described in the Certificate of Delinquency No. G-2019, filed herein, plus allowable costs (e.g. title search and advertising). You may redeem your property by payment of all delinquent taxes, interest, penalty and costs; however, there is no right of redemption after the close of business on the day before the sale date, scheduled for December 9, 2022 according to RCW 84.64.070.

All pleadings and process in this action and proceedings may be served upon Chris Nelson, Treasurer of Whitman County, Washington, at her office in the County Courthouse, Colfax, Whitman County, Washington.

This action brought by Chris Nelson, Whitman County Treasurer, by and through Denis Tracy,
Whitman County Prosecutor.

DATED at Colfax, Washington this 1st day of September, 2022.

A handwritten signature in black ink, appearing to read "Denis Tracy", is written over a horizontal line.

Denis Tracy
Whitman County Prosecuting Attorney -W.S.B.A.#20383