

COPY  
SEP 15 2020  
JILL E. WHELCHER  
WHITMAN COUNTY CLERK

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

WHITMAN COUNTY, a political  
subdivision of the State of Washington,

Plaintiff,

No. 20 2 00123 38

vs.

COPY

COMPLAINT AND SUMMONS  
NOTICE FOR APPLICATION FOR  
JUDGEMENT OF FORECLOSURE

Christopher A. Besa and Betty J. Besa,  
Trustee Services Inc., Blue Ribbon Group  
Inc., Wendell and Gwen Francom, Craig A.  
Danielson and Michelle A. Danielson,  
James A. Huff, Sharon G. Huff, Helen B.  
James, Maurice T. James and Helen B. James,  
Virginia Newquist, William G. Clower and  
Lillian K. Clower, John G. Reel and Verice M.  
Reel, Whitman County Title, Stewart Title  
Company, Pioneer Title Company, 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,

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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-2017 dated

the 15 day of September, 2020; 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 2017 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 15<sup>th</sup> day of September, 2020. 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-2017, 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 11, 2020 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 14 day of September, 2020.

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