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SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

IN RE THE PROCEEDING FOR KING
COUNTY FOR THE FORECLOSURE OF LIENS
FOR DELINQUENT REAL PROPERTY TAXES
AND FEES FOR THE YEARS 2020-2023 AND
SOME PRIOR YEARS.

) NO. **23-2-22449-3 SEA**
)
) SUMMONS FOR AND NOTICE OF
) FORECLOSURE OF LIENS FOR
) DELINQUENT REAL PROPERTY
) TAXES AND FEES
)

1. A lawsuit has been initiated to foreclose real property tax liens on the property described in a Certificate of Delinquency filed with the Court on November 14, 2023. The parcel or parcels included in the Certificate of Delinquency is/are described in a document enclosed with this notice. King County's records and/or a title report issued by Chicago Title Insurance Company, reveal that you may own or have an interest in the property described in the enclosed document. Also enclosed with this Summons is a copy of the Complaint and the Notice of Protection: Servicemembers Civil Relief Act that were filed with the Certificate of Delinquency.

2. Pursuant to RCW 84.64.050, King County issued a Certificate of Delinquency on November 14, 2023, for the delinquent real property taxes, fees, interest and penalties owed, for 2020 through 2023 and/or prior years, on the real property described in the document enclosed with this notice.

SUMMONS FOR AND NOTICE OF FORECLOSURE OF
LIENS FOR DELINQUENT REAL PROPERTY TAXES
AND FEES - 1

Leesa Manion (she/her)
Prosecuting Attorney
CIVIL DIVISION
701 5th Avenue, Suite 600
Seattle, Washington 98104
(206) 477-1120/FAX (206) 296-0191

1 3. In order to defend against this foreclosure lawsuit, you must appear and defend this
2 action by answering this summons and notice of foreclosure of liens for delinquent real property
3 taxes and fees within thirty (30) days, exclusive of the day of service or pay all amounts due for
4 taxes, fees, interest, penalties and foreclosure costs. All pleadings and process may be served upon
5 King County by serving the same upon the undersigned attorneys. If you will serve documents by
6 mail or by personal delivery via messenger, please mail or deliver to:

7 King County Prosecuting Attorney's Office
8 Columbia Tower, Suite 600
9 Attn: Thuy Nguyen
 701 5th Avenue
 Seattle, Washington 98104

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

12 5. Important -- Judgment and Order of Sale Without Notice. King County will apply
13 to the Superior Court no earlier than June 14, 2024, for a judgment foreclosing its lien for taxes,
14 interest, penalties and fees and an order allowing the County to sell the property against which
15 judgment is rendered. If you fail to answer or pay the amounts due, a default judgment will be
16 entered against the property foreclosing the lien for taxes, fees, interest, penalties and foreclosure
17 costs against the land and premises described in the enclosed statement and on Exhibit A to the
18 Certificate of Delinquency. A default judgment is one where King County is entitled to have the
19 application for judgment foreclosing the tax lien and order allowing the County to sell the property
20 granted because you have not responded. Default judgment will be entered without notice unless
21 you or your attorney serves a notice of appearance on the undersigned person. The judgment
22 would be against the property and not a personal judgment against you.

SUMMONS FOR AND NOTICE OF FORECLOSURE OF
LIENS FOR DELINQUENT REAL PROPERTY TAXES
AND FEES - 2

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1 6. As this action includes approximately 204 unrelated parcels, you must make
2 reference to the tax parcel number in your answer, notice of appearance or any other response,
3 inquiry or correspondence concerning this foreclosure action.

4 7. If judgment is rendered against the property, either by default or after a hearing by
5 the Court, the property will be sold to satisfy the judgment. Unless the property is redeemed on
6 or before September 17, 2024, at 4:30 p.m., the sale will take place at an on-line public auction
7 **commencing no earlier than September 18, 2024.**

8 8. Important -- Redemption Rights. The property may be redeemed from foreclosure,
9 and sale of the property avoided, by paying the delinquent taxes, fees, interest, penalties and
10 foreclosure costs, prior to the day of the public auction as authorized by the court. The amount of
11 taxes may also include, if applicable, the amount of any assessment or taxes deferred under
12 chapters 84.37 and 84.38 RCW. The payment must be by cash, cashier's check, or certified check.
13 The right to redeem the property expires on September 17, 2024, at 4:30 p.m. There is no right of
14 redemption on the day of or after the public on-line auction begins, unless the property is owned
15 by a minor or a person adjudicated to be legally incompetent. Once judgment has been entered,
16 **if no payment has been received by the King County Treasury Operations Section on or**
17 **before September 17, 2024 at 4:30 p.m., the property will be sold at an on-line auction**
18 **beginning on September 18, 2024.**

19 9. Important -- Right to Surplus Sale Proceeds. If the property is sold by order of this
20 Court and you are the record owner of the property on the day the Certificate of Delinquency was
21 filed, then consistent with RCW 84.64.080 you are entitled to make an application for any sale
22 proceeds which exceed the taxes, fees, interest, penalties, foreclosure costs, and water-sewer
district liens, if any.

SUMMONS FOR AND NOTICE OF FORECLOSURE OF
LIENS FOR DELINQUENT REAL PROPERTY TAXES
AND FEES - 3

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(206) 477-1120/FAX (206) 296-0191

1 DATED this 14th day of November 2023 at Seattle, Washington.

2 LEESA MANION (she/her)
3 King County Prosecuting Attorney

4 By: s/ Thuy Nguyen
5 THUY NGUYEN, WSBA #55441
6 Senior Deputy Prosecuting Attorney
Attorneys for King County

7 King County Prosecuting Attorney's Office
8 Columbia Tower, Suite 600
9 701 5th Avenue
Seattle, Washington 98104
10 Ph: (206) 477-1928
Fax: (206) 296-0191
Email: thuynguyen@kingcounty.gov

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SUMMONS FOR AND NOTICE OF FORECLOSURE OF
LIENS FOR DELINQUENT REAL PROPERTY TAXES
AND FEES - 4

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