

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

FILED

2025 AUG 15 AM 10:07

JILL E. WHELCHER
WHITMAN COUNTY CLERK

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

25-2-00249-38
CMP 2
Complaint
19382792



No: 25 2 00249 38

COMPLAINT AND SUMMONS
NOTICE FOR APPLICATION FOR
JUDGEMENT OF FORECLOSURE

Blue Ribbon Group, Inc.; Gerald R. Guite and Patricia J. Guite; Kathleen A. Brown and Gary R. Brown; DSHS, Office of Financial Recovery, Washington State; Betty Jean Cunningham; Jerry Meartz; Patsy A. Hault; Hope Investments LLC; Allegro Escrow Services; Robert S. Delaney; M.A. West Rockies Corporation; CSD Attorneys at Law P.S.; Betty Jo Millham; Bud L. Garrelts; Heirs and Devisees of James Moore; Paul's Place Inc; Department of Labor and Industries, Collections, Washington State; Heirs and Devisees of Rex A. Pettis; Carson Law Group PLLC; Janice C. Ross; Town of St. John, Whitman County; Midland Credit Management, Inc.; 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,

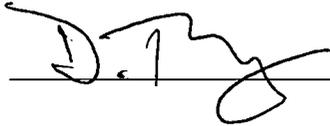
YOU AND EACH OF YOU, all other persons or parties unknown claiming any right, title estate, lien or interest in or to the real property described in this Complaint and Summons of foreclosure of tax liens are hereby notified that Whitman County, a duly organized and existing county of the State of Washington, is the owner and holder of the Certificate of Delinquency No. G-2022 dated the 15th day of August, 2025; 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 2022 and prior delinquent taxes on each of said parcels of said real property, including interest thereon at 9 or 12 percent per annum, as well as penalty and costs on the balance of unpaid taxes, computed on the 15th day of August, 2025. 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-2022, 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 November 7, 2025 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 15th day of August, 2025.



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