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

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

No: **25 2 00249 38**

**JUDGEMENT OF FORECLOSURE
AND ORDER OF SALE**

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. Haullet; Hope Investments LLC; Allegro Escrow Services; Robert S. Delaney; M.A. West Rockies Corporation; CSD Attorneys at Law P.S.; 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,

JUDGEMENT OF FORECLOSURE AND ORDER OF SALE

Denis P. Tracy
WHITMAN COUNTY PROSECUTOR
PO Box 30, Colfax WA, 99111
(509) 397-6250, FAX (509) 397-5659

1 THIS matter came before the Court on the application of Whitman County for Judgment
2 foreclosing its tax liens upon certain real property hereinafter more particularly described, and for an
3 Order Of Sale thereof, the plaintiff being represented by Denis P. Tracy, Prosecuting Attorney, and the court
4 having heard the evidence and having made and entered herein its Findings of Fact and Conclusions of Law,
5 and being fully advised in the premises: now therefore,

6 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the liens of the plaintiff, Whitman County,
7 upon the parcels (other than those which have already been redeemed) of real property described in the
8 Complaint and Summons herein in the Certificate of Delinquency No. G-2022, filed herein, for delinquent taxes
9 set forth in the said Complaint and Summons, plus interest and costs, constitute first and paramount liens upon
10 the referenced real property and that said liens be and the same are hereby foreclosed.

11 Those properties which have not been redeemed to-date, and are therefore now hereby foreclosed are:

12
13 **PARCEL #** 8-1475-00-00-00-0152, 8-1475-00-00-00-0153

14 **OWNER CODE #** 165640

15 **TAXPAYER/REPUTED OWNER:** Blue Ribbon Group, Inc.

16 **OWNER OF RECORD:** Blue Ribbon Group, Inc., a Washington corporation; Gerald R. Guite and
17 Patricia J. Guite, husband and wife

18 **IMPROVEMENTS:** No

19 **YEAR:** 2022-2025

20 **AMOUNT DUE:** \$ 6,892.84

21 **PROPERTY ADDRESS:** Land Only, Pullman, WA

22 **LEGAL DESCRIPTION:** A tract of land located in the South half of Section 6, Township 14 North,
23 Range 45 East, W.M., described as follows:

24 BEGINNING at a point that is South 66°50'40" West 260.00 feet from the intersection of the Westerly
25 right-of-way of Primary State Highway No. 3 and the Southerly right-of-way of existing West
26 Crestview Street; thence South 66°50'40" West 403.96 feet; thence North 79°07' West 19.30 feet;
27 thence South 6°15' West 94.48 feet; thence North 78°31' East 218.31 feet; thence North 20°23' West
28 15.81 feet; thence North 66°50'40" East 246.94 feet; thence North 20°23' West 100.00 feet to the point
29 of beginning.

EXCEPT BEGINNING at a point that is South 66°50'40" West 260.00 feet from the intersection of the
Westerly right-of-way Primary State Highway No. 3 and the Southerly right-of-way of existing West
Crestview Street; thence South 20°23' East 100.00 feet; thence South 66°50'40" West 35.00 feet;

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1 thence North 20°23' West 100.00 feet, to the Southerly right-of-way of existing West Crestview Street;
2 thence North 66°50'40" East 35.00 feet to the place of beginning.

3 ALSO EXCEPT BEGINNING at a point that is South 66°50'40" West 295.00 feet from the
4 intersection of the Westerly right-of-way of Primary State Highway No. 3 and the Southerly right-of-
5 way of existing West Crestview Street; thence South 20°23' East 100.00 feet; thence South 66°50'40"
6 West 5.00 feet; thence North 20°23' West 100.00 feet to the Southerly right-of-way of existing West
7 Crestview Street; thence North 66°50'40" East 5.00 feet to the place of beginning.

8 **PARCEL # 1-0520-00-01-21-0000**

9 **OWNER CODE# 1000564**

10 **TAXPAYER/REPUTED OWNER:** Kathleen and Gary Brown

11 **OWNER OF RECORD:** Kathleen A. Brown and Gary R. Brown, wife and husband

12 **IMPROVEMENTS:** Yes

13 **YEAR:** 2022-2025

14 **AMOUNT DUE:** \$ 4,157.96

15 **PROPERTY ADDRESS:** 108 N. Star Ave, LaCrosse, WA

16 **LEGAL DESCRIPTION:** Lots 19, 20, and 21, Block 1, Schultz Addition to LaCrosse, according to
17 the plat thereof, recorded in Book H of Plats, page 16, records of Whitman County, Washington.

18 EXCEPT Mobile or Manufactured Home.

19 **PARCEL # 1-1575-00-10-07-0000**

20 **OWNER CODE# 264380**

21 **TAXPAYER/REPUTED OWNER:** Betty Jean Cunningham

22 **OWNER OF RECORD:** Betty Jean Cunningham, as her separate property

23 **IMPROVEMENTS:** No

24 **YEAR:** 2019-2025

25 **AMOUNT DUE:** \$ 2,212.65

26 **PROPERTY ADDRESS:** Land Only, Rosalia, WA

27 **LEGAL DESCRIPTION:** Lot 7, Block 10, Town of Rosalia, according to plat thereof recorded in
28 Book A of Plats, page 120, records of Whitman County, Washington.

29 **PARCEL # 1-0580-00-10-09-0000**

OWNER CODE# 418280

TAXPAYER/REPUTED OWNER: Patsy A. Haullet

OWNER OF RECORD: Patsy A. Haullet, who acquired title as a single person

IMPROVEMENTS: No

JUDGEMENT OF FORECLOSURE AND ORDER OF SALE

1 **YEAR: 2021-2025**

2 **AMOUNT DUE: \$ 2,458.18**

3 **PROPERTY ADDRESS: 415 NE Broadway, Malden, WA**

4 **LEGAL DESCRIPTION: Lots 7, 8, 9 and 10, Block 10, Town of Malden, according to plat thereof,**
5 **recorded in book G of plats, page 8, records of Whitman County, Washington**

6 **PARCEL # 1-0340-00-53-13-0000**

7 **OWNER CODE# 64544**

8 **TAXPAYER/REPUTED OWNER: Hope Investments LLC**

9 **OWNER OF RECORD: Hope Investments LLC, a Washington limited liability company**

10 **IMPROVEMENTS: No**

11 **YEAR: 2022-2025**

12 **AMOUNT DUE: \$ 2,604.57**

13 **PROPERTY ADDRESS: 203 W Lincoln St, Farmington, WA**

14 **LEGAL DESCRIPTION: Lots 12 and 13, Block 53, Railroad Addition to Town of Farmington,**
15 **according to the plat thereof, recorded in Book A of Plats, page 126, records of Whitman County,**
16 **Washington**

17 **PARCEL # 1-2430-00-00-10-0000**

18 **OWNER CODE# 574300**

19 **TAXPAYER/REPUTED OWNER: M A West Rockies**

20 **OWNER OF RECORD: M. A. West Rockies Corporation, a Nevada Corporation**

21 **IMPROVEMENTS: No**

22 **YEAR: 2019-2025**

23 **AMOUNT DUE: \$ 2,310.32**

24 **PROPERTY ADDRESS: 510 Heglar Dr, Colfax, WA**

25 **LEGAL DESCRIPTION: Lot 10 of Port of Whitman County Heavy Airport Industrial Park of**
26 **Colfax, recorded under Auditor's File No. 612061, records of Whitman County, Washington.**

27 **PARCEL # 1-0510-00-02-12-0000**

28 **OWNER CODE# 55044**

29 **TAXPAYER/REPUTED OWNER: James Moore**

OWNER OF RECORD: Heirs and Devisees of James John Moore, deceased

IMPROVEMENTS: No

YEAR: 2020-2025

AMOUNT DUE: \$ 2,319.90

PROPERTY ADDRESS: Land Only, LaCrosse, WA

JUDGEMENT OF FORECLOSURE AND ORDER OF SALE

1 **LEGAL DESCRIPTION:** Lots 11-12, Block 2, W.H. Rudolph's Addition to Town of LaCrosse,
2 according to the plat thereof, filed in Book F of Plats, page 5, records of Whitman County,
3 Washington.

4 **PARCEL #** 1-0040-00-51-06-0000

5 **OWNER CODE#** 692696

6 **TAXPAYER/REPUTED OWNER:** Paul's Place.

7 **OWNER OF RECORD:** Paul's Place, Inc., a Washington NonProfit Corporation

8 **IMPROVEMENTS:** Yes

9 **YEAR:** 2022-2025

10 **AMOUNT DUE:** \$ 42,015.26

11 **PROPERTY ADDRESS:** 907 S. Mill Street, Colfax, WA

12 **LEGAL DESCRIPTION:** Lots 3, 4, 5, and 6 Block 51, Town of Colfax, according to plat thereof,
13 recorded in Book A of Plats, page 16, records of Whitman County, Washington.

14 **EXCEPTING THEREFROM** that part of Lot 3, described as follows:

15 **BEGINNING** at the Northwest corner of said Lot 3 and running thence South along the West line of
16 said lot 20.34 feet;

17 Thence running Northeasterly along the South edge of a concrete driveway South 89°55' East 27.35
18 feet, North 84°21' East 15 feet, North 77°28' East 14.00 feet, North 70°28' East 13.00 feet, and North
19 83°04' East 12.94 feet;

20 Thence running East parallel to the North line of said Lot 3, 19.00 feet to a point on the East line of
21 said Lot 3;

22 Thence North along the East line of said lot 10.00 feet to the Northeast corner of said Lot 3; Thence
23 West along the North line of said lot 100.00 feet to the point of beginning.

24 **ALSO** that certain parcel of real estate described as follows:

25 The West one foot of Lot 9, and the West one foot of the South 8.05 feet of Lot 10, Block 51, Town of
26 Colfax, recorded in Volume A of Plats, page 16, records of Whitman County, Washington

27 **PARCEL #** 2-0000-42-15-09-3390

28 **OWNER CODE#** 692696

29 **TAXPAYER/REPUTED OWNER:** Paul's Place Inc.

OWNER OF RECORD: Paul's Place, a Washington Corporation

IMPROVEMENTS: Yes

YEAR: 2022-2025

JUDGEMENT OF FORECLOSURE AND ORDER OF SALE

1 **AMOUNT DUE:** \$ 9,402.85

2 **PROPERTY ADDRESS:** 52 Carroll Road, Colfax, WA

3 **LEGAL DESCRIPTION:** Brian Ochs Short Plat, according to the plat thereof, filed as Auditor's No. 666216, records of Whitman County, Washington

4 TOGETHER WITH a parcel of land situated within the Southwest quarter of Section 9, Township 15 North, Range 42 East, W.M., Whitman County, State of Washington, described as follows:

5 COMMENCING at the center of Section 16, Township 15 North, Range 42 East, W.M.,
6 Thence North 46°51'44" West 3778.91 feet, to the Northwest corner of said Section 16/Southwest
7 corner of said Section 9;
8 Thence North 22°14'49" East 311.47 feet, to a point on the Northerly right of way boundary of Carroll
9 Road/County Road No. 8120, a point on a curve, and the point of beginning;
10 Thence South 74°19'08" East 280.86 feet, leaving said right of way boundary, and running along the
11 Southerly boundary of the Brian Ochs Short Plat;
12 Thence South 05°01'55" West 154.94 feet, leaving said Southerly boundary, to a point on the
13 Northerly right of way boundary of Carroll Road/County Road No. 8120;
14 Thence North 53°17'21" West 267.26 feet, along said Northerly right of way boundary, to a point of
15 curvature, thence 84.44 feet, along the Northerly right of way boundary of said Carroll Road, a curve
16 concave to the Northeast (Central angle = 44°35'26", radius = 108.50 feet) with its long chord bearing
17 North 31°07'01" West 82.32 feet, to the point of beginning.

18 **PARCEL #** 1-0340-00-56-04-0000

19 **OWNER CODE#** 701350

20 **TAXPAYER/REPUTED OWNER:** Rex A. Pettis

21 **OWNER OF RECORD:** Heirs or Devisees of Rex A. Pettis, Deceased

22 **IMPROVEMENTS:** No

23 **YEAR:** 2022-2025

24 **AMOUNT DUE:** \$ 2,511.90

25 **PROPERTY ADDRESS:** Land Only, Farmington, WA

26 **LEGAL DESCRIPTION:** Lots 1-4, Block 56, Railroad Addition to Farmington, according to the
27 plat thereof, recorded in Book A of Plats, page 126, records of Whitman County, Washington.

28 **PARCEL #** 1-1675-00-04-02-0000

29 **OWNER CODE#** 56291

TAXPAYER/REPUTED OWNER: Janice Ross

OWNER OF RECORD: Janice C. Ross, who acquired title as an unmarried individual

IMPROVEMENTS: Yes

YEAR: 2022-2025

AMOUNT DUE: \$ 7,142.21

JUDGEMENT OF FORECLOSURE AND ORDER OF SALE

1 **PROPERTY ADDRESS:** 106 South Margin, St. John, WA
2 **LEGAL DESCRIPTION:** Lots 1 and 2, Block 4, J.T. Person's Addition to St. John, according to the
3 plat thereof, recorded in Book E of Plats, page 41, records of Whitman County, Washington.

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6 IT IS FURTHER DECREED, ADJUDGED AND DECREED that the Treasurer of Whitman County sell the
7 parcels of real property described above to the highest and best bidder for cash as provided by R.C.W.
8 84.64.080 and from the proceeds of said sale satisfy this judgment together with interest thereon at 9% or 12%
9 per annum dependent of year of delinquency on the balance of unpaid taxes, computed on the day of sale, and
10 accrued costs;

11 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that each and all of the named defendants,
12 known and unknown and all persons having or claiming to have an interest in or claim against the several
13 parcels of real property hereinafter attached described or any parcel to which defendant has appeared, be and
14 they are forever barred and foreclosed of all right, title and interest in and to the said several parcels of real
15 property, and of all right and equity of redemption therein from and after the sale thereof under this decree;

16 IT IS FURTHER ORDERED that a certified copy of this judgment and order of sale be delivered to the
17 Treasurer of Whitman County which shall be his/her full and sufficient authority to proceed to sell the several
18 parcels of real property herein described.

19 DATED this day 7th of October, 2025.

20
21
22 Presented by:


JUDGE **Roger Sandberg**

23
24 
25 _____
26 Denis P. Tracy, Whitman County Prosecuting Attorney
W.S.B.A. #20383

27
28 JUDGEMENT OF FORECLOSURE AND ORDER OF SALE

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Denis P. Tracy
WHITMAN COUNTY PROSECUTOR
PO Box 30, Colfax WA, 99111
(509) 397-6250, FAX (509) 397-5659