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ENDORSED FILED
SUPERIOR COURT

JUL 22 2019

COWLITZ COUNTY
STACI MYKLEBUST, Clerk

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

COWLITZ COUNTY,)
Plaintiff,) No. 19 2 00521 08
vs.)
) COMPLAINT FOR FORECLOSURE
) OF LIENS FOR DELINQUENT REAL
Certain Real Property in Cowlitz County with) PROPERTY TAXES, FEES AND
Delinquent Real Property Taxes and Assessments) ASSESSMENTS
for the Years 2016 and Some Prior Years, AND)
the Owners Thereof and Parties Interested)
Therein,)
)
)
Defendants.)

Cowlitz County alleges as follows:

I. PARTIES

1.1 Cowlitz County brings this action pursuant to RCW 84.64.050.

1.2 This lawsuit is an in rem proceeding pursuant to Ch. 84.64 RCW against the properties identified in the Certificate of Delinquency filed on June 3, 2019 (the "Certificate of Delinquency"), except for those properties heretofore redeemed.

II. JURISDICTION AND VENUE

2.1 Jurisdiction for this matter is properly before this Court pursuant to Ch. 84.64 RCW.

2.2 Venue is proper in Cowlitz County pursuant to RCW 4.12.010 because all of the subject properties are located in Cowlitz County.

COMPLAINT FOR FORECLOSURE
OF LIENS FOR DELINQUENT REAL
PROPERTY TAXES, FEES AND ASSESSMENTS

COPY

Cowlitz County Prosecuting Attorney
Hall of Justice
312 SW First Ave
Kelso, WA 98626
Telephone: (360) 577-3080
Fax: (360) 414-9121

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III. FACTS

3.1 Cowlitz County is the owner and holder of the 2019 Certificates of Delinquency filed June 3, 2019, for delinquent real property taxes, assessments, fees, interest, penalties and costs owed for 2016, and/or some prior years, if any, on the real property. The Certificates of Delinquency filed on June 3, 2019, identify property in Cowlitz County which had delinquent taxes, assessments and fees owing for the year 2016 and/or some prior years.

3.2 The Certificates of Delinquency correctly show: (1) a description of the property subject to foreclosure; (2) the tax years for which there are delinquent property taxes or fees three years delinquent; (3) the amount of tax, assessment, fee, penalty, costs and interest due on each property through June 03, 2019; (4) and the known or reputed owner(s) of the property as stated on the tax rolls.

IV. PRAYER FOR RELIEF

4.1 Cowlitz County requests that the Court enter judgment foreclosing the liens, including interest, penalties and costs to the date of sale, on the property identified in the Certificates of Delinquency, except for those properties redeemed by satisfaction of the liens, and that the Court enter a judgment and order of sale for the same property.

DATED this 22nd day of July, 2019.

RYAN JURVAKAINEN
PROSECUTING ATTORNEY

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DAVID BERGER WSBA#48480
Civil Deputy Prosecuting Attorney
312 First Avenue SW
Kelso, WA 98626
Phone: 360-577-3080
Fax: 360-414-9121
Attorney for Plaintiff