

FILED

SEP 24 2025

JENN BIGGAR
DOUGLAS COUNTY CLERK
WATERVILLE, WA
BY *[Signature]* DEPUTY

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SUPERIOR COURT OF WASHINGTON
DOUGLAS COUNTY

DOUGLAS COUNTY, WASHINGTON, a)
Washington municipal corporation and)
political subdivision of the State of)
Washington,)

Plaintiff,)

v.)

ALL OWNERS, REPUTED OWNERS,)
LIEN HOLDERS AND PERSONS)
HOLDING ANY INTEREST in and to the)
real property described herein or any)
portion thereof, and all UNKNOWN)
PERSONS having or claiming any right,)
title or interest in or to the described real)
property or to any portion thereof, in)
accordance with the tax rolls of Douglas)
County and the Certificates of Delinquency)
filed herein,)

Defendants.)

No. 25-2-00290-09
NOTICE AND SUMMONS OF
FORECLOSURE OF TAX LIENS

THE STATE OF WASHINGTON TO:

ALL PERSONS NAMED BELOW as Owners, Reputed Owners and/or Lien Holders of the real property or any portion thereof, all Persons holding any interest in and to such property, and all Unknown Persons having or claiming to have any right, title or interest in or to the real property, Defendants:

YOU AND EACH OF YOU are hereby notified as follows:

- 1. A lawsuit has been started in the above entitled Superior Court by Douglas

1 County, Washington, to foreclose real property tax liens against the following real property
2 for delinquent real property taxes and assessments, interest, penalties and costs, as
3 described at Exhibit A attached hereto.

4 2. The Douglas County Treasurer issued Certificates of Delinquency in book form
5 on July 9, 2025, and filed the same under Douglas County Superior Court No. 25-2-
6 00290-09 Certificates of Delinquency No.345. The records of Douglas County indicate
7 that you own or have an interest in the real property described in the Certificates of
8 Delinquency and described at Exhibit A.

9 3. In order to defend against this tax foreclosure lawsuit, you must appear and
10 defend within thirty (30) days after service of this Notice and Summons, excluding the
11 day of service, or pay to the Douglas County Treasurer the total amount due for
12 delinquent taxes and assessments, interest, penalties and costs. Please include the tax
13 parcel number of the real property you own, or in which you may have an interest, in
14 your written answer, notice of appearance or any other written response you make to
15 this lawsuit. Copies of all pleadings must be served on Douglas County by serving the
16 Prosecuting Attorney at the address stated below.

17 4. If you fail to appear and defend this lawsuit within thirty (30) days or to pay the
18 full amount due to the Douglas County Treasurer for delinquent taxes and assessments,
19 interest, penalties and costs, then a default judgment will be entered foreclosing the real
20 property tax lien against your real property. A default judgment is one where Douglas
21 County is entitled to a judgment foreclosing the real property tax lien because you have
22 not responded to this lawsuit. If you serve a notice of appearance on the Prosecuting
23 Attorney at the address stated below, then you are entitled to notice before a default
24

1 judgment may be entered.

2 5. If a judgment is entered against the real property, either by default or after a
3 court hearing, the real property will be sold at a public auction by the Douglas County
4 Treasurer. The public auction will be held at the Douglas County Courthouse, 213
5 Rainier, Waterville, Washington.


6 6. IMPORTANT REDEMPTION RIGHTS: You may redeem the real property
7 and avoid the real property being sold at public auction by making payment in full of all
8 delinquent taxes and assessments, interest, penalties and costs prior to the day of the
9 public auction. Interest, penalties and costs will continue to accrue on delinquent taxes
10 and assessments until paid in full. Partial payments will not be accepted. All
11 payments must be in the form of cash, cashier's check or money order. Your right to
12 redeem the real property will expire at 4:30 p.m. on the day before the public auction.
13 Contact the Douglas County Treasurer's Office at (509) 745-8525 for the amount
14 needed for full payment.

15 7. If you wish to seek the advice of an attorney in this matter, you should do so
16 promptly so that your written response, if any, may be served on time.

17 8. The United States is hereby notified that Douglas County, in compliance with
18 the provisions of 28 U.S.C. §2410, seeks to join the United States in this action so that
19 the real property can be sold free of its liens.

20 Dated this 16th day of September, 2025.

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James T. Mitchell, WSBA #31031
Chief Deputy Prosecuting Attorney
Attorney for Plaintiff

1 Clerk's Address:

2 Clerk of the Superior Court
3 Douglas County Courthouse
4 213 Rainier
5 P.O. Box 516
6 Waterville, Washington 98858-0516
7 (509) 745-8529

8 Prosecuting Attorney's Address:

9 Douglas County Prosecuting Attorney
10 Douglas County Courthouse
11 213 Rainier
12 P. O. Box 360
13 Waterville, WA 98858-0360
14 (509) 745-8535

15 Publication Date:

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NOV 13 2025

JENN BIGGAR
DOUGLAS COUNTY CLERK
WATERVILLE, WA
BY *R. Lewis* DEPUTY

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SUPERIOR COURT OF WASHINGTON
DOUGLAS COUNTY

DOUGLAS COUNTY, WASHINGTON, a)	
Washington municipal corporation and)	
political subdivision of the State of)	No. 25-2-00290-09
Washington,)	
)	EXHIBIT A
Plaintiff,)	
)	Amended 11/12/25
v.)	
)	
ALL OWNERS, REPUTED OWNERS,)	
LIEN HOLDERS AND PERSONS)	
HOLDING ANY INTEREST in and to the)	
real property described herein or any)	
portion thereof, and all UNKNOWN)	
PERSONS having or claiming any right,)	
title or interest in or to the described real)	
property or to any portion thereof, in)	
accordance with the tax rolls of Douglas)	
County and the Certificates of Delinquency)	
filed herein,)	
)	
Defendants.)	

LIST OF REAL PROPERTY SUBJECT TO FORCLOSURE FOR DELINQUENT TAXES

Tax Parcel Number, Tax Roll Legal Description and Property Street Address for Real Property	Name and Address of Each Owner, Reputed Owners Lien Holder and Persons Having Interest in Real Property	Tax Years For Which Certificate Issued	Taxes and Interest Due As Of August 1, 2025

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<p>81800103000 Lot 30, Block 01, Division 4 of the plat of Rimrock Meadows according to the maps or plats of record in the office of the County Recorder of Douglas County, State of Washington.</p> <p>Street Address: 2845 E. Coyote Trl.</p>	<p>Vested Owners: Kyle Edward Ceruti and Fawn Alyssa Ceruti 5717 Lerch Road Snohomish, WA 98290-4507</p> <p>Taxpayer: Kyle Edward Ceruti and Fawn Alyssa Ceruti 5717 Lerch Road Snohomish, WA 98290-4507</p> <p>Party of Interest: Rimrock Meadows Association PO Box 1195 Ephrata, WA 98823</p> <p>Lienholders: Department of Social and Health Services 805 S Mission St Wenatchee, WA 98801</p>	<p>2022-2025</p>	<p>\$1,161.70</p>
<p>81500602200 Lot No. 22 Block No. 6, Plat of Rimrock Meadows Division No. 2 records of Douglas County, Washington, according to the plat thereof recorded in Volume D of Plats, Pages 11-25.</p> <p>Street Address: 485 Meadows Dr</p>	<p>Vested Owners: Rabi de Oliveira and Viviane Ferreira de Oliveira 7175 Marbble Quarry Rd Canton, GA 30114-8797</p> <p>Taxpayer: Rabi de Oliveira and Viviane Ferreira de Oliveira 7175 Marbble Quarry Rd Canton, GA 30114-8797</p> <p>Party of Interest: Rimrock Meadows Association PO Box 1195 Ephrata, WA 98823</p>	<p>2022-2025</p>	<p>\$1,271.43</p>

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<p>01400201900 Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Two. (2), Foster Creek Addition to the Town of Bridgeport, Washington, according to the official plat thereof on file and of record in the office of the Auditor of Douglas County, State of Washington, being Auditor's File No. 102402, EXCEPTING a strip of land five (5) feet in width bordering Foster Creek Avenue, to be used for road purposes.</p> <p>Street Address: N/A</p>	<p>Vested Owner: Crocker Citizens National Bank 420 Montgomery St. San Francisco, CA 94104</p> <p>Wells Fargo Bank 420 Montgomery St. San Francisco, CA 94104</p> <p>Taxpayer: Larry Easley 108 ½ S 7th St Hannibal, MO 63401</p> <p>Party of Interest: Lisa Lane Easley 11499 Lakewood Ln Fairfax Station, VA 22039-2105</p>	<p>2022-2025</p>	<p>\$1,527.51</p>
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<p>49700002700 Lot 27, Chelan Springs Division No. 1, according to the Survey thereof recorded December 17, 1971 in Book 187, pages 494 through 502, inclusive, under Auditor's No. 162853, records of Douglas County, Washington, being a portion of the Southwest quarter of Section 12, Township 27 North, Range 23, East of the Willamette Meridian, Douglas County, Washington. TOGETHER WITH an undivided 1/146th interest in community property as described in instrument recorded under Auditor's File No. 160398 which interest runs with the land.</p> <p>Street Address: N/A</p>	<p>Vested Owner: Kenneth R. Goforth PO Box 2902 Chelan, WA 98816</p> <p>Taxpayer: Kenneth R. Goforth PO Box 2902 Chelan, WA 98816</p> <p>Party of Interest: Chelan Springs PO Box 1624 Chelan, WA 98816</p>	<p>2021H-2025</p>	<p>\$2,139.43</p>
<p>81701501600 Lot 16, Block 15, Rimrock Meadows Division No. 3, Douglas County, Washington, according to the plat thereof recorded in Volume D of Plats, Pages 31 through 48.</p> <p>Street Address: N/A</p>	<p>Vested Owner: Misael Gonzalez O and Angelita J. Perez 20728 Rd S SW Quincy, WA 98848</p> <p>Taxpayer: Misael Gonzalez O. and Angelita J. Perez 20728 Rd S SW Quincy, WA 98848</p> <p>Party of Interest: Rimrock Meadows Association PO Box 1195 Ephrata, WA 98823</p>	<p>2022-2025</p>	<p>\$1,161.70</p>

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<p>91000700100 Lots 1 and 2, Block 7A, Plat of Trinidad, Douglas County, Washington, as recorded in Volume B of Plats, Page 6. TOGETHER with those portions of vacated streets and alleys adjacent to said blocks, which attach by operation of law, and set forth on order of Vacation dated April 18, 1966.</p> <p>Street Address: N/A</p>	<p>Vested Owner: George Karas 12205 SE 173rd Pl Summerfield, FL 34491-1840</p> <p>Taxpayer: Jim Bakaseta 12205 SE 173rd Pl Summerfield, FL 34491-1840</p> <p>Chris Grimm 12205 SE 173rd Pl Summerfield, FL 34491-1840</p>	<p>2022-2025</p>	<p>\$939.51</p>
<p>25223610002 That part of the southwest quarter of the northeast quarter, of Section. 36, Township 25 North, Range 22 E.W.M, lying Between Line No. 1 drawn parallel with and 75 feet southwesterly, when measured at right angles and/or radially, from the Line Survey of SR 2, Pine Canyon to Douglas, AND Line No. 2 drawn parallel with and 75 feet northeasterly, when measured at right angles and/or radially, from said Line Survey.</p> <p>Street Address: N/A</p>	<p>Vested Owner: Lyle D. Hertzig 14505 Stetson Rd #23 Los Gatos, CA 95033</p> <p>Taxpayer: Lyle D. Hertzig 14505 Stetson Rd #23 Los Gatos, CA 95033</p>	<p>2022-2025</p>	<p>\$932.33</p>

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<p>81501601600 Lot 16 Block 16, Plat of RIMROCK MEADOWS Division No. 2 records of Douglas County, Washington, according to the plat thereof recorded in Volume D of Plats, Pages 11-25</p> <p>Street Address: N/A</p>	<p>Vested Owner: Africa Miller 3856 West Ave Apt C Greensboro, NC 27407- 4551</p> <p>Taxpayer: Quentin M. Miller 3856 West Ave Apt C Greensboro, NC 27407- 4551</p> <p>Christopher M. Miller 3856 West Ave Apt C Greensboro, NC 27407- 4551</p> <p>Party of Interest: Rimrock Meadows Association PO Box 1195 Ephrata, WA 98823</p>	<p>2022-2025</p>	<p>\$1,271.43</p>
<p>81800501600 Lot 16, Block 5, Rimrock Meadows Division #4, Douglas County, Washington, according to the plat thereof recorded in volume D of plats, pages 49 through 67.</p> <p>Street Address: N/A</p>	<p>Vested Owner: Ruth C. Johns 601 S. Pioneer Way STE F Moses Lake, WA 98837</p> <p>Terry R. Nadeau 601 S Pioneer Way STE F Moses Lake, WA 98837</p> <p>Taxpayer: Terrence Nadeau 601 S. Pioneer Way STE F Moses Lake, WA 98837</p> <p>Party of Interest: Rimrock Meadows Association PO Box 1195 Ephrata, WA 98823</p>	<p>2022-2025</p>	<p>\$1,161.70</p>

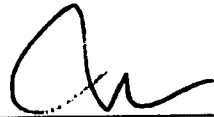
<p>1 82000303200 2 Lot 32; Blk. 3; Rimrock Meadows 3 #5, according to the Plat thereof, 4 recorded in Volume D of Plats, 5 Pages 68-82, Auditor's File No. 6 163302.</p> <p>Street Address: 7 670 Carcross Pl</p>	<p>Vested Owner: Douglas D. Smith PO Box 1682 Wenatchee, WA 98807</p> <p>Taxpayer: Douglas D. Smith PO Box 1682 Wenatchee, WA 98807</p> <p>Party of Interest: Rimrock Meadows Association PO Box 1195 Ephrata, WA 98823</p>	<p>2022-2025</p>	<p>\$1,658.16</p>
<p>9 82000302700 10 Lot 27; Blk. 3; Rimrock Meadows 11 #5, according to the Plat thereof, 12 recorded in Volume D of Plats, 13 Pages 68-82, Auditor's File No. 14 163302.</p> <p>Street Address: 15 N/A</p>	<p>Vested Owner: Douglas D. Smith PO Box 1682 Wenatchee, WA 98807</p> <p>Taxpayer: Douglas D. Smith PO Box 1682 Wenatchee, WA 98807</p> <p>Party of Interest: Rimrock Meadows Association PO Box 1195 Ephrata, WA 98823</p>	<p>2022-2025</p>	<p>\$1,300.30</p>
<p>17 81801001600 18 Lot 16, Block 10, Rimrock 19 Meadows Division #4, Douglas 20 County, Washington, according to 21 the plat thereof recorded in 22 volume D of plats, pages 49 23 through 67 .</p> <p>Street Address: 24 N/A</p>	<p>Vested Owner: Rimrock Meadows Association PO Box 1195 Ephrata, WA 98823</p> <p>Taxpayer: Andrew and Stacy Weightman 2390 Peace Portal Dr Blaine, WA 98230-8062</p>	<p>2022-2025</p>	<p>\$1,161.70</p>

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<p>60100800901 The north 91 feet of Lot 9, Block 8, Grant Road Addition, Douglas County, Washington, according to the plat thereof, recorded in Volume B of Plats, page 27, records of said County.</p> <p>Street Address: 65 N James Ave</p>	<p>Vested Owner: James H. Wren and Ruth G. Wren 65 N James Ave East Wenatchee, WA 98802</p> <p>Taxpayer: James H. Wren and Ruth G. Wren 65 N James Ave East Wenatchee, WA 98802</p> <p>Party of Interest: Adam Moser 12807 E Sprague Ave, Apt 15 Spokane, WA 99216</p>	<p>2015-2025- Includes Stormwater</p>	<p>\$17,909.66</p>
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REDEEMED

Dated: 11/10/25


James T. Mitchell, WSBA #31031
Chief Deputy Prosecuting Attorney
Attorney for Plaintiff