

AFTER RECORDING RETURN TO:

Cynthia L. Thompson
OLSEN LAW FIRM PLLC
205 S. Meridian
Puyallup, Washington 98371



201510210005

Skagit County Auditor
10/21/2015 Page

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\$75.00

8:44AM

Document Title:	Notice of Landlord Lien Foreclosure Sale
Auditor's Reference Number:	N/A
Grantor(s):	Ardis McCullen, and his Heirs, devisees and legatees Donald McKeon Juanita McKeon
Grantee(s):	R&R Property Investments, Mt. Vernon LLC
Legal Description:	Personal Property: Mobile Home VIN: 0RFLTXA34382711
Tax Parcel No.	P27188

The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NOTICE OF LANDLORD LIEN FORECLOSURE SALE

OLSEN LAW FIRM PLLC

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CYNTHIA THOMPSON, PARALEGAL
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DOUG SCHARNHORST, CONTROLLER/PARALEGAL
KELLEY GILBERTSON, LEGAL ASSISTANT

October 16, 2015

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED
and FIRST CLASS MAIL**

Mr. Ardis McCullen, and
his heirs, devisees and legatees
Colonial Park, Space 31
2600 E. Division Street
Mount Vernon, Washington 98274

Mr. Donald McKeon
Mr. Juanita McKeon
2726 N. Laventure Road
Mount Vernon, Washington 98273-8456

Re: Notice of Landlord Lien Foreclosure Sale - Public Auction

Dear Sirs / Madams:

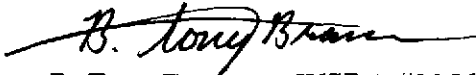
Please be advised that R&R Property Investments, Mt. Vernon LLC, as landlord, is hereby asserting a landlord's lien for up to four months' rent and other expenses upon all personal property issued or kept at the address of Colonial Park, Space 31, 2600 E. Division Street, Mount Vernon, Skagit County, Washington, including the 1980 FLTWD mobile home, VIN: 0RFL1XA34382711, Plate: %25775 pursuant to RCW 60.72.010.

PLEASE TAKE NOTICE that a public sale of such property will take place on Friday, December 4, 2015 at 9:00 A.M. at the following address:

Colonial Park
Space 31
2600 E. Division Street
Mount Vernon, Washington

The landlord will accept any commercially reasonable offer for such property and the proceeds of such sale shall be applied pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.

Sincerely,
OLSEN LAW FIRM PLLC



B. Tony Branson - WSBA #30553
Attorneys for Landlord

OLSEN LAW FIRM PLLC
205 S. Meridian
Puyallup, Washington 98371
Ph: 253.200.2288
Fax: 253.200.2289

CERTIFICATE OF MAILING

The undersigned, declares under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

On the 16 day of October, 2015 I caused to be mailed with the United States Postal Service by First Class Mail and Certified Mail Return Receipt Requested copies of Landlord Lien Foreclosure Notification addressed as above.

DATED this 16 day of October, 2015 at Puyallup, Washington


Cynthia L. Thompson, Declarant

Note: This notice is from a debt collector and is an attempt to collect a debt. Any information obtained may be used to collect that debt. Unless the consumer, within thirty days after receipt of the notice, disputes the validity of the debt or any portion thereof, the debt will be assumed to be valid by the debt collector. If the debt collector receives notice within said thirty-day period that the debt, or any portion thereof, is disputed, the debt collector will obtain verification of the debt or a copy of a judgment against the consumer and a copy of such verification or judgment will be mailed to the consumer by the debt collector.