

AFTER RECORDING RETURN TO:

OLSEN BRANSON PLLC  
205 S. Meridian  
Puyallup, Washington 98371

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| <b>Document Title:</b>             | Notice of Foreclosure Sale   |
| <b>Auditor's Reference Number:</b> | N/A  |
| <b>Grantor(s):</b>                 | Patrick Jensen<br>Jeanne Jensen<br>Brian L. Fitterer Inc.          |
| <b>Grantee(s):</b>                 | Valley View MHC LLC  |
| <b>Legal Description:</b>          | Personal Property: 1995 NASU 52/28 Mobile Home<br>VIN: NCID34786AB |
| <b>Tax Parcel No.</b>              | P105441  |

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.

DOCUMENT

## OLSEN BRANSON PLLC

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KELLEY GILBERTSON, LEGAL ASSISTANT

### **NOTICE OF FORECLOSURE SALE**

February 24, 2021

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

Patrick Jensen  
Jeanne Jensen  
700 N Reed Street Unit 40  
Sedro Woolley WA 98284

***Re: Notice of Foreclosure Sale - Public Auction***

Dear Sirs/Madams:

Please be advised that Brian L. Fitterer, Inc., as the secured party, lienholder, and legal owner, is hereby asserting its right of sale for unpaid contractual charges and other expenses upon the manufactured home located and kept at the address of Valley View Estates, 700 North Reed Street, Space 40, Sedro Woolley, Skagit County, Washington, specifically the 1995 NASU 52/28 mobile home, VIN: NCID34786AB, pursuant to RCW 62A.9A et seq.

**PLEASE TAKE NOTICE** that a public sale of such property will take place on Friday, April 2, 2021, at 10:00 AM at the following address:

Valley View Estates  
700 North Reed Street, Space 40  
Sedro Wooley, WA 98284

The lienholder/secured party 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.

February 24, 2021

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Please be advised that other liens may encumber the manufactured home and may be required to be satisfied prior to transferring an ownership interest to the successful bidder. Such liens or other charges may include but not be limited to any amounts due for taxes (all applicable taxes on the manufactured home or for the transaction), rent or other charges related to the location the manufactured home is currently located, any licensing fees for transfer of the title. Further, a successful bidder may not necessarily be allowed to reside in the home where it is located without prior approval from the landlord for the lot where it is located. The landlord may require that the home be removed from the property. Only bidders with immediately negotiable funds will be allowed to bid at the sale in the amounts they can demonstrate they have at the sale. The lienholder/secured party has no information regarding the condition of the manufactured home. **This is a foreclosure sale and the manufactured home is being sold as is, where is with all faults.** Access to the manufactured home prior to the foreclosure sale is not permitted. Any bidder is strongly encouraged to investigate and determine whether purchase of the manufactured home is suitable for their purposes prior to making any bid at the sale. If you are the registered owner of the home, you may contact the undersigned in order to make arrangements to reinstate your promissory note and security agreement up to the sale date and time.

Sincerely,

OLSEN BRANSON PLLC



B. Tony Branson, WSBA #30553

Attorneys for Landlord

OLSEN BRANSON PLLC

205 S. Meridian

Puyallup, Washington 98371

Ph: 253.200.2288

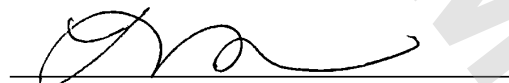
Fax: 253.200.2289

**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 24 day of February, 2021, I caused to be mailed with the United States Postal Service by First Class Mail and Certified Mail-Return Receipt Requested, copies of the *Landlord Lien Foreclosure Notification* addressed as above.

DATED this 24 day of February, 2021, at Puyallup, Washington.

  
Ligia Aguirre, Declarant

February 24, 2021

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*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.*