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07/16/2024 01:36 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

Carrie Olszewski
OLSEN BRANSON PLLC
205 S. Meridian
Puyallup, Washington 98371

Document Title:	Notice of Landlord Lien Foreclosure Sale
Auditors Reference Number:	N/A
Grantor(s):	Gail Mendoza Barbara Nicklason Justin Fisher
Grantee(s):	Evergreen MHP
Legal Description:	Personal Property: 1971 MARO 60 x 20 manufactured home, VIN: 10211
Tax Parcel No.	P28141

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 for Rent Foreclosure Sale

July 11, 2024

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

Gail D. Mendoza
2210 Old Highway 99 S., Space #19
Mt. Vernon, WA 98273

Barbara Nicklason
Justin Fisher
2210 Old Highway 99 S., Space #19
Mt. Vernon, WA 98273

Re: Notice of Landlord Lien Foreclosure Sale - Public Auction

Please be advised that Evergreen MHP, as landlord, is hereby asserting a landlord's lien for rent and other expenses upon all personal property issued or kept at the address of Evergreen MHP, 2210 Old Highway 99 S., Space #19, Mt. Vernon, Skagit County, Washington, including the 1971 MARO 60 x 20 manufactured home VIN: 10211, pursuant to RCW 60.72.010.

PLEASE TAKE NOTICE that a public sale of such property will take place on Friday, August 16, 2024, at 10:00 A.M. at the following address:

Evergreen MHP
2210 Old Highway 99 S., Space #19
Mt. Vernon, WA 98273

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.

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Mendoza rent lien foreclosure
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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 BRANSON PLLC


Jeremy Dobbins
Attorneys for Landlord

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 11th day of July, 2024, 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 11th day of July, 2024, at Puyallup, Washington.


CARRIE OLSZEWSKI
OLSEN BRANSON PLLC
205 S. MERIDIAN
PUYALLUP, WASHINGTON 98371
PH: 253.200.2288
FAX: 253.200.2289

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.