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04/11/2025 11:27 AM 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):	Daniel Kershner Suzanne Twete
Grantee(s):	Mount Vernon Holding LLC d/b/a Evergreen MHP and Mountain View MHP
Legal Description:	Personal Property: 1973 WESTW 36/24 manufactured home VIN: 3279
Tax Parcel No.	P28664- (DK03) Manufactured Home Only 1973 Westwind 32 x 24 Vin No. 3279 Mountain View Mobile Park Space Number 18

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

April 9, 2025

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

Daniel Kershner
2522 Old Highway 99 South Road, Space #18
Mount Vernon, WA 98273

Suzanne Twete
2201 E. 5th, Apt. #105
Spokane, WA 99202

Re: Notice of Landlord Lien Foreclosure Sale - Public Auction

Please be advised that Mountain View 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 Mountain View MHP, 2522 Old Highway 99 South Road, Space #18, Mount Vernon, Skagit County, Washington, including the 1973 WESTW 36/24 manufactured home VIN: 3279, pursuant to RCW 60.72.010.

PLEASE TAKE NOTICE that a public sale of such property will take place on Friday, May 16, 2025, at 10:00 A.M. at the following address:

Mountain View MHP
2522 Old Highway 99 South Road, Space #18
Mount 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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Kershner 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

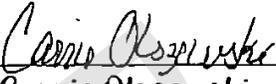

Conner Dyer
Attorneys for Landlord

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 9th day of April 2025, 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 9th day of April 2025, at Puyallup, Washington.


Carrie Olszewski

Olsen Branson PLLC
205 South Meridian
Puyallup, WA 98371
tel: (253) 200-2288

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.