



202606220113

06/22/2026 02:43 PM Pages: 1 of 3 Fees: \$305.50
Kasli 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):	David Kerber Edith Kerber Tammie Kerber Howard Kerber
Grantee(s):	R & R Property Investments, MT Vernon LLC d/b/a Colonial Mobile Home Park
Legal Description:	Personal Property: 1983 MODUL 66 x 14 manufactured home VIN: 96597
Tax Parcel No.	BLUE RIDGE MANUFACTURED HOME PARK Parcel #-P27255

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

June 18, 2026

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

David Kerber, his heirs, devisees, or legatees
2600 E. Division St., Space #82
Mount-Vernon, WA 98274

Washington Mutual Bank
PO Box 255
Burlington, WA 98233-0255

Kay Albert
5205 Allen Rd.
Springdale, WA 99173

Edith Kerber; David Kerber; Tammie
Kerber; Howard Kerber
2600 E. Division St., Trlr. #86
Mount Vernon, WA 98274-4764

Re: Notice of Landlord Lien Foreclosure Sale - Public Auction

Please be advised that Colonial Mobile Home Park, 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 Colonial Mobile Home Park, 2600 E. Division St., Space #82, Mount Vernon, Walla Walla County, Washington, including the 1983 MODUL 66 x 14 manufactured home VIN: 96597, pursuant to RCW 60.72.010. Upon a successful bid, the manufactured home will have to be immediately removed from the Park. To place a bid, you must have the funds available at the time of the sale.

It is Colonial Mobile Home Park's understanding that the property located at the above address including any manufactured/mobile home is abandoned and not part of any Homestead and that there is no intention to reside in or sell the property at this time.

PLEASE TAKE NOTICE that a public sale of such property will take place on Friday, July 24, 2026, at 10:00 a.m. at the following address:

Colonial Mobile Home Park
2600 E. Division St., Space #82
Mount Vernon, WA 98274

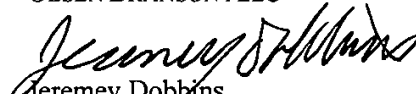
The landlord will accept any commercially reasonable offer for such property and the proceeds of such sale shall be applied pursuant to RCW 60.10.030. If such property be removed from the

Kerber rent lien foreclosure
Page 2

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 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 18th day of June 2026, 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 18th day of June 2026, 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.