

FILED
AUG 16 2024

Billie A. Maggard
YAKIMA COUNTY CLERK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR YAKIMA COUNTY

SUNNYSIDE VALLEY IRRIGATION)
DISTRICT,)

NO. **2420232439**

Plaintiff,)

vs.)

NOTICE AND SUMMONS IN)
IRRIGATION ASSESSMENT)
FORECLOSURE)

THIRTEEN (13) PARCELS OF REAL)
PROPERTY AND THE REPUTED)
OWNERS:)

- Dale R Near, Terry W Near, Cheryl Gilson,)
- Yakima County Public Services, Department))
- of Revenue, Property Tax Division, Yakima)
- County Treasurer, Soil Conservation District))
- Number 1, Weed Control District Number 1,))
- Horticulture Pest & Disease Control District,))
- Elizabeth Garcia, Cerveriano Garcia)
- Palominos, Quality Loan Service Corp of)
- WA, Trustee, Nationstar Mortgage LLC dba)
- Greenlight Loans, Mortgage Electronic)
- Registration Systems, Inc (MERS), Trustee)
- Services Inc, Trustee, Inspirus Credit Union)
- a Division of GESA, State of Washington,)
- Employment Security Department, Valente)
- Valencia, City of Sunnyside, PennyMac)
- Loan Services, LLC, MTC Financial Inc,)
- dba Trustee Corps, Successor Trustee,)

NOTICE AND SUMMONS IN IRRIGATION
ASSESSMENT FORECLOSURE--1

1 Malcolm & Cisneros, Trustee, Secretary of)
 2 Housing and Urban Development, Michelle)
 3 Cisneros, Sergio Navarro, Cross County)
 4 Mortgage, LLC, Evergreen Financial)
 5 Services c/o Robert Stewart Young III,)
 6 First Source Title Agency, Inc, Trustee,)
 7 Aurelio R Hernandez, Nora A Hernandez,)
 8 Claudia Sovayda Granados Murillo, Claudia)
 9 Murrillo Granados, Escrow Pacific LLC,)
 10 c/o Aurelio R and Nora Hernandez, Yakima)
 11 County Prosecuting Attorney, Evergreen)
 12 Financial Services, Marco A Valdivia,)
 13 Miriam Medina Mitre, Gustavo Birrueta)
 14 Herrera, Veronica B Chavez, Efrain Chavez)
 15 Pena, Efrain Chavez, Wilmington Savings)
 16 Fund Society, FSB as Trustee of Quercus)
 17 Mortgage Investment Trust, Quality Loan)
 18 Service Corporation of Washington,)
 19 Successor Trustee, Cavalry SPV I, LLC)
 20 c/o Machol & Johannes, LLC, JPMorgan)
 21 Chase Bank, Carrington Mortgage Services)
 22 LLC, Pedro Espinoza, Rural Housing)
 23 Service, US Department of Agriculture,)
 24 c/o Centralized Servicing Center, State)
 25 Director, USDA Rural Development for the)
 26 State of Washington, Trustee, Catholic)
 27 Charities Housing Services, First American)
 28 Title, Trustee, Federal Home Loan Bank of)
 29 Seattle, State of Washington, Department)
 30 of Social and Health Services, Division of)
 31 Child Support, Washington State)
 32 Employment Security Department,)
 33 Registration & Rate Unit, Burgess, Geri)
 34 Burgess, Mosquito Control District #2, Soil)
 35 Control District #1, Weed District #1,)
 Yakima County Code Enforcement, Toyo)

NOTICE AND SUMMONS IN IRRIGATION
 ASSESSMENT FORECLOSURE--2

HALVERSON | NORTHWEST P.C.

405 East Lincoln Ave. | P.O. Box 22550

Yakima, WA 98907

509.248.6030

1 Gibson, Lorene Gibson, Lynne J Cohn,)
2 Doug Gibson, Armando Chavez, Martha)
3 Elena Carillo, City of Mabton, Leroy)
4 Koehler, Margaret R Bates, Trustee,)
5 Greenwich Revolving Trust, Occupants.)
6)
7 Defendants.)

8
9
10 FROM THE STATE OF WASHINGTON AND SUNNYSIDE VALLEY IRRIGATION
11 DISTRICT:

12 TO: Each Defendant named herein and other Defendants unknown, if any:

13 Defendants herein and all persons or parties, known or unknown, having or claiming
14 any right, title, estate, lien or interest in and to the real property described on Exhibit "A"
15 attached and incorporated herein, listed by parcel number, in which they are known or believed
16 to have an interest. You are all notified Sunnyside Valley Irrigation District, the above-named
17 Plaintiff, is the owner and holder of a certain General Certificate of Delinquency in book form
18 issued to Sunnyside Valley Irrigation District, by the Treasurer of Sunnyside Valley Irrigation
19 District, according to applicable law, on the 1st day of August, 2024 for delinquent irrigation
20 district assessments for all years on those parcels with unpaid irrigation district assessments
21 for 2021 and/or earlier years and for interest to August 31, 2024, penalties, attorney fees and
22 costs (including title search and report costs), the General Certificate of Delinquency being
23 upon and including real property not exempt from foreclosure on the assessment rolls in
24 Plaintiff's office upon which irrigation district assessments have been delinquent for three (3)
25 years or longer and for which no previous Certificate of Delinquency has been issued on the
26 property for any period of time or such certificate, having been once issued, is not now
27 outstanding.
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29

30 YOU ARE FURTHER NOTIFIED the parcel number, description and location of each
31 parcel of property included in the General Certificate of Delinquency, the names of the owner
32 or owners of the parcels as they appear on the assessment roles in the office of Plaintiff, if
33 known, and so stated if unknown, the names of lien holders identified in title searches
34 performed according to applicable law, and the respective amount for which the Certificate
35

1 was issued as to each parcel, with interest from the date of delinquency until August 31, 2024,
2 plus penalties and costs as required by law are set out on Exhibit "A" attached and incorporated
3 herein.

4 The first six digits of the tax parcel number denote range, township and section. The
5 first set of two digits indicates range, the second set of two digits indicates township, and the
6 third set of two digits indicates section.

7
8 The amounts set forth for each parcel on Exhibit "A" bear interest at the rate prescribed
9 by law, from the date of the General Certificate, August 1, 2024.

10 You and each of you, as owners of, claimants to or holders of interests or estates in the
11 real property described on Exhibit "A" or portions of it, are summoned to: (1) Appear within
12 sixty (60) days after the date of publication of this Notice and Summons, that is within sixty
13 (60) days after the 27th day of August, 2024, exclusive of the first day of publication, and
14 defend this action, file your appearance or answer with the Yakima County Superior Court
15 Clerk, Yakima County Courthouse, 128 N 2nd St., Yakima, WA 98901, and serve a copy of
16 your appearance or answer on the undersigned attorney for the Plaintiff at its office address
17 indicated below, or (2) Pay the Certificate amount indicated on Exhibit "A", plus any
18 additional interest and costs then due. You may redeem your property by payment of
19 delinquent irrigation assessments, interest and costs, which continue to accrue throughout this
20 proceeding; however, there is no right of redemption after the close of business (4:30 p.m.) on
21 the day before the sale date, pursuant to RCW 87.06.050, except for special redemption rights
22 of the United States of America for property against which the United States or its agencies
23 have a lien. Note that costs for which you are responsible include all costs of collection,
24 including but not limited to reasonable attorneys' fees, publication costs, costs of preparing
25 certificates of delinquency, title searches, and the costs of foreclosure proceedings, to the
26 fullest extent permitted by RCW 87.03.271 and by Chapter 87.06 RCW.

27
28
29 The date of Friday, January 17, 2025, beginning at the hour of 10:00 o'clock a.m. at
30 the Sunnyside Valley Irrigation Field office, 1105 Yakima Valley Highway has been planned
31 for the sale, but this date and time are subject to continuance by the Court. However, prior to
32 the sale, notice of sale shall be posted in three (3) public places for ten (10) successive days,
33 one of which shall be at the Sunnyside Valley Irrigation District office, and another of which
34 shall be at the Yakima County Courthouse.
35

1 YOU ARE FURTHER NOTIFIED if you neither appear and defend as above-
2 described, nor redeem as above-described, this will constitute default and Judgment will be
3 rendered herein against
4 your property without notice, foreclosing the lien of Plaintiff's irrigation assessments, interest,
5 penalties and costs shown herein together with intervening interest, penalties, attorney fees and
6 costs and ordering the sale of each lot, tract or parcel of the property for the satisfaction of the
7 sums charged and found against it as provided by law and as prayed for in Plaintiff's Complaint
8 now on file in this Court.
9

10 If you wish to seek the advice of an attorney, you should do so promptly so your written
11 response, if any, may be timely served.

12 This Notice and Summons is issued pursuant to RCW 87.06.040.

13 DATED: August 16, 2024.
14

15
16 Sunnyside Valley Irrigation District a duly
17 organized and existing irrigation district of
18 the State of Washington, Plaintiff

19 By: 
20 DAVID M FELMAN, Treasurer

21
22 HALVERSON NORTHWEST P.C.

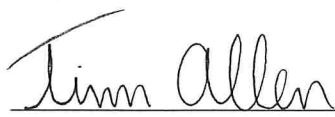
23
24 
25 Lawrence E. Martin (WSBA #18743)
26 Paul C. Dempsey (WSBA #31173)
27 Timothy D. Allen (WSBA #60072)
28 405 East Lincoln
29 P.O. Box 22550
30 Yakima, WA 98907
31 (509) 248-6030
32 (509) 453-6880 (facsimile)
33
34
35

EXHIBIT "A"

SUNNYSIDE VALLEY IRRIGATION DISTRICT
CERTIFICATE OF DELINQUENCY

RECORDED OWNER AND INTERESTED PARTIES	PROPERTY	CERTIFICATE AMOUNT FOR ASSESSMENT YEAR(S)
<p>Dale R Near Terry W Near Cheryl Gilson Yakima County Public Services Department of Revenue, Property Tax Division Yakima County Treasurer Soil Conservation District Number 1 Weed Control District Number 1 Horticulture Pest & Disease Control District Occupants</p>	<p>211022-44015 Legal: The East 292 feet of the South 225 feet of the Southeast 1/4 of Section 22, Township 10 North, Range 21, E.W.M.; EXCEPT the West 71 feet; AND EXCEPT the South 20 feet for road. Situated in Yakima County, State of Washington. Situs: 71 Barnhill Rd., Granger, WA 98932</p>	<p>2021-2024 \$1,589.06</p>
<p>Elizabeth Garcia Cerveriano Garcia Palominos Quality Loan Service Corp of WA, Trustee Nationstar Mortgage LLC dba Greenlight Loans Mortgage Electronic Registration Systems, Inc (MERS) Trustee Services Inc., Trustee Inspirus Credit Union a Division of GESA State of Washington, Employment Security Department Occupants</p>	<p>221024-44410 Legal: The East 160.15 feet of Lot 20, Block 8, BECKNER'S GARDEN TRACTS, according to the plat thereof recorded in Volume "B" of Plats, Page 106; EXCEPT beginning at the Southeast corner of said Lot 20; thence West along the south line of said Lot 20 a distance of 160.15 feet; thence North parallel to the East line of said Lot 20, a distance of 33 feet; thence East o a point on the East line of said Lot 20, 26 feet North of the Southeast corner of said lot; thence South along the East line of said Lot 20 to the point of beginning; EXCEPT the East 3 feet for county road. Situated in Yakima County, State of Washington. Situs: 725 N 16th St., Sunnyside, WA 98944 221026-43431</p>	<p>2021-2024 \$1,524.28</p>
<p>Valente Valencia City of Sunnyside Mortgage Electronic Registration Systems, Inc (MERS) PennyMac Loan Services, LLC/MTC Financial Inc, dba Trustee Corps, Successor Trustee Mailcolm & Cisneros, Trustee</p>	<p>Legal: Lot 7, Block 2, GATEWAY HOMES, according to the plat thereof, recorded in Volume "S" of Plats, Page 40, records of Yakima County, Washington. Situated in Yakima County, State of Washington. Situs: 704 Terry St., Sunnyside, WA 98944</p>	<p>2021-2024 \$1,524.28</p>

<p>Secretary of Housing and Urban Development Occupants</p> <p>Michelle Cisneros Sergio Navarro City of Sunnyside CrossCounty Mortgage, LLC Mortgage Electronic Registration Systems, Inc (MERS) Evergreen Financial Services c/o Robert Stewart Young III First Source Title Agency, Inc, Trustee Secretary of Housing and Urban Development Occupants</p>	<p>221026-43435</p> <p>Legal: Lot 11, Block 2, GATEWAY HOMES, recorded in Volume "S" of Plats, Page 40, records of Yakima County, Washington. Situated in Yakima County, State of Washington.</p> <p>Situs: 830 Terry St., Sunnyside, WA 98944</p>	<p>2021-2024</p> <p>\$1,524.28</p>
<p>Aurelio R Hernandez Nora A Hernandez Claudia Soyayda Granados Murrillo Claudia Murrillo Granados Escrow Pacific LLC, c/o Aurelio R and Nora Hernandez Yakima County Prosecuting Attorney Yakima County Treasurer City of Sunnyside Evergreen Financial Services Horticulture Pest & Disease Control District Occupants</p>	<p>221026-44425</p> <p>Legal: Lot 6 of HATTIE MIKLAS ADDITION REVISED, according to the official plat thereof, recorded in Volume "O" of Plats, Page 23, records of Yakima County, Washington; TOGETHER WITH the South 11 feet of vacated Spaulding Avenue adjoining Lot 6 on the North thereof. Situated in Yakima County, State of Washington.</p> <p>Situs: 901 S 1st St., Sunnyside, WA 98944</p>	<p>2021-2024</p> <p>\$1,524.28</p>
<p>Marco A Valdivia Horticulture Pest & Disease Control District City of Sunnyside Yakima County Treasurer Occupants</p>	<p>221026-44446</p> <p>Legal: Lot 29 and the East ½ of Lot 30, SPAULDINGS SUBDIVISION, as recorded in Volume "E" of Plats, Page 49, records of Yakima County, Washington. Situated in Yakima County, State of Washington.</p> <p>Situs: 124 Spalding Ave., Sunnyside, WA 98944</p>	<p>2021-2024</p> <p>\$1,524.28</p>
<p>Miriam Medina Mitre Gustavo Birrueta Herrera City of Sunnyside Occupants</p>	<p>221036-12435</p> <p>Legal: The North 91.8 feet of the East 120 feet of Lot 28, Block "1", of SUNNYSIDE GARDENS, according to the official plat thereof, recorded in Volume "B" of Plats, Page 56, records of Yakima County, Washington. Situated in Yakima County, State of Washington.</p> <p>Situs: 1219 11th St., Sunnyside, WA 98944</p>	<p>2021-2024</p> <p>\$1,490.42</p>

<p>Veronica B Chavez Efrain Chavez Pena Efrain Chavez City of Sunnyside Mortgage Electronic Registration Systems, Inc (MERS) Wilmington Savings Fund Society, FSB as Trustee of Quercus Mortgage Investment Trust Quality Loan Service Corporation of Washington, Successor Trustee Cavalry SPV I, LLC c/o Machol & Johannes, LLC JPMorgan Chase Bank Carrington Mortgage Services LLC Occupants</p>	<p>221036-12484</p> <p>Legal: The East 106 feet of the South 54.2 feet of the North 104.2 feet of the East 196 feet of Lot 21, Block "I" of the SUNNYSIDE GARDENS, according to the official plat thereof recorded in Volume "B" of Plats, Page 56, records of Yakima County, Washington.</p> <p>Situs: 1319 S 13th St., Sunnyside, WA 98944</p>	<p>2021-2024</p> <p>\$1,490.42</p>
<p>Pedro Espinoza Rural Housing Service, US Department of Agriculture, c/o Centralized Servicing Center State Director, USDA Rural Development for the State of Washington, Trustee Catholic Charities Housing Services First American Title, Trustee Federal Home Loan Bank of Seattle State of Washington, Department of Social and Health Services, Division of Child Support Washington State Employment Security Department, Registration & Rate Unit Occupants</p>	<p>230806-22427</p> <p>Legal: Lot 7, NEW LIFE HOMES, as recorded under Auditor's File Number 7465298, records of Yakima County, Washington. Situated in Yakima County, State of Washington.</p> <p>Situs: 101 8th St., Mabton, WA 98935</p>	<p>2021-2024</p> <p>\$1,926.73</p>
<p>Burgess Geri Burgess Yakima County Treasurer Mosquito Control District #2 Soil Control District #1 Weed District #1 Horticulture Pest & Disease Control District Yakima County Code Enforcement Occupants</p>	<p>230920-31004</p> <p>Legal: That portion of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 9 North, Range 23, E.W.M., described as follows: Beginning at the West 1/4 corner of said Section; Thence North 89°59'53" East along the North line of the Southwest 1/4 of said Section 1333.02 feet to the Northwest corner of the East 1/2 of the Southwest 00°09'57" West along the West line thereof 633.88 feet to the turn point of beginning; Thence continuing South 00°09'57" West along the West line thereof 263.02 feet; Thence North 89°31'31" East 165.92 feet; Thence North 00°09'57" East, parallel with the West line of the East 1/2 of the Southwest 1/4 of said Section 263.02 feet; Thence South 89°31'31" West 165.92 feet to the true point of beginning; SUBJECT TO a non-exclusive easement over and across the West 20 feet</p>	<p>2021-2024</p> <p>\$1,524.28</p>

<p>Toyo Gibson Lorene Gibson Lynne J Cohn Doug Gibson Occupants</p>	<p>thereof; TOGETHER WITH a non-exclusive easement over and across the West 20 feet of the North 633.88 feet, as measured along the West line, of the East ½ of the Southwest ¼ of said Section 20. Situated in Yakima County, State of Washington.</p> <p>Situs: 1860 Grandview Pavement Rd., Grandview, WA 98930 230928-11407</p>	<p>2021-2024 \$1,524.28</p>
<p>Armando Chavez Martha Elena Carillo City of Mabton Yakima County Public Services Occupants</p>	<p>Legal: The South 140 feet of the East 125 feet of Tract 4, of CHOICE ORCHARD TRACTS, according to the official plat thereof, recorded in Volume "B" of Plats, Page 66, records of Yakima County, Washington. Situated in Yakima County, State of Washington.</p> <p>Situs: 1320 Appleway Rd., Grandview, WA 98930 230931-32419</p> <p>Legal: Lot 3, Block 22, PHILLIP'S FOURTH ADDITION TO MABTON, WASHINGTON, as recorded in Volume "B" of Plats, Page 42, records of Yakima County, Washington. Situated in Yakima County, State of Washington.</p> <p>Situs: 404 Jackson St., Mabton, WA 98935 231029-44003</p>	<p>2021-2024 \$1,524.28</p>
<p>Leroy Koehler Margaret R Bates First American Title, Trustee Greenwich Revolving Trust Occupants</p>	<p>Legal: That part of the Southeast quarter of the Southeast quarter of Section 29, Township 10 North, Range 23, E.W.M., described as follows: Beginning at a point on the East line of said Southeast quarter of the Southeast quarter which is North of the Southeast corner thereof a distance of 250.70 feet; Thence West on a line perpendicular to said East line a distance of 185.73 feet; Thence North on a line parallel to said East line a distance of 175.80 feet; Thence East on a line parallel to described South line and perpendicular to said East line of Section 29, a distance of 185.73 feet to said Section line; Thence South on said Section line a distance of 175.80 feet to the point of beginning, EXCEPT that portion Deeded to Yakima County, under Auditor's File Number 7205596. Situated in Yakima County, State of Washington.</p> <p>Situs: 1490 Ray Rd., Sunnyside, WA 98944</p>	<p>2021-2024 \$1,490.42</p>

1
2 Certificate of Delinquency being upon and including real property not exempt from foreclosure on the
3 assessment rolls in Plaintiff's office upon which irrigation district assessments have been delinquent
4 for three (3) years or longer and for which no previous Certificate of Delinquency has been issued on
5 the property for any period of time or such certificate, having been once issued, is not now outstanding.

6 YOU ARE FURTHER NOTIFIED the parcel number, description and location of each parcel
7 of property included in the General Certificate of Delinquency, the names of the owner or owners of
8 the parcels as they appear on the assessment roles in the office of Plaintiff, if known, and so stated if
9 unknown, the names of lien holders identified in title searches performed according to applicable law,
10 and the respective amount for which the Certificate was issued as to each parcel, with interest from the
11 date of delinquency until August 31, 2024, plus penalties and costs as required by law are set out on
12 Exhibit "A" attached and incorporated herein.

13 The first set of four digits of the tax parcel number denote section, township and range. The
14 first set of two digits indicates section, the third digit indicates township, and the fourth digit indicates
15 the parcel is located in Range 24 or Range 25 E.W.M.

16 The amounts set forth for each parcel on Exhibit "A" bear interest at the rate prescribed by law,
17 from the date of the General Certificate, August 1, 2024.

18 You and each of you, as owners of, claimants to or holders of interests or estates in the real
19 property described on Exhibit "A" or portions of it, are summoned to: (1) Appear within sixty (60)
20 days after the date of publication of this Notice and Summons, that is, within sixty (60) days after the
21 28th day of August, 2024, exclusive of the first day of publication, and defend this action, file your
22 appearance or answer with the Benton County Superior Court Clerk, Benton County Courthouse, 7320
23 W. Quinault Avenue, Kennewick, Washington, 99336, and serve a copy of your appearance or answer
24 on the undersigned attorney for the Plaintiff at its office address indicated below, or (2) Pay the
25 Certificate amount indicated on Exhibit "A", plus any additional interest and costs then due. You may
26 redeem your property by payment of delinquent irrigation assessments, interest and costs, which
27 continue to accrue throughout this proceeding; however, there is no right of redemption after the close
28 of business (4:30 p.m.) on the day before the sale date, pursuant to RCW 87.06.050, except for special
29 redemption rights of the United States of America for property against which the United States or its
30 agencies have a lien. Note that costs for which you are responsible include all costs of collection,
31 including but not limited to reasonable attorneys' fees, publication costs, costs of preparing certificates
32 of delinquency, title searches, and the costs of foreclosure proceedings, to the fullest extent permitted
33 by RCW 87.03.271 and by Chapter 87.06 RCW.
34
35

1 The date of Friday, January 17, 2025, beginning at the hour of 10:00 o'clock a.m. at the
2 Sunnyside Valley Irrigation District Field office, 1105 Yakima Valley Highway, Sunnyside,
3 Washington, has been planned or the sale, but this date and time are subject to continuance by the Court.
4 However, prior to the sale, notice of sale shall be posted in three (3) public places for ten (10) successive
5 days, one of which shall be at the Sunnyside Valley Irrigation District office, and another of which shall
6 be at the Benton County Courthouse.

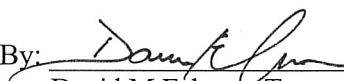
7 YOU ARE FURTHER NOTIFIED if you neither appear and defend as above-described, nor
8 redeem as above-described, this will constitute default and Judgment will be rendered herein against
9 your property without notice, foreclosing the lien of Plaintiff's irrigation assessments, interest, penalties
10 and costs shown herein together with intervening interest, penalties, attorney fees and costs and
11 ordering the sale of each lot, tract or parcel of the property for the satisfaction of the sums charged and
12 found against it as provided by law and as prayed for in Plaintiff's Complaint now on file in this Court.

13 If you wish to seek the advice of an attorney, you should do so promptly so your written
14 response, if any, may be timely served.

15 This Notice and Summons is issued pursuant to RCW 87.06.040.

16
17 DATED: August 16, 2024.

18
19
20 Sunnyside Valley Irrigation District a duly
21 organized and existing irrigation district of
22 the State of Washington, Plaintiff

23 By: 
24 David M Felman, Treasurer

25
26
27 HALVERSON NORTHWEST P.C.


28 
29 Lawrence E. Martin (WSBA #18743)
30 Paul C. Dempsey (WSBA #31173)
31 Timothy D. Allen (WSBA #60072)
32 405 East Lincoln Avenue
33 P. O. Box 22550
34 Yakima, WA 98907
35 (509) 248-6030
(509) 453-6880 (facsimile)

EXHIBIT "A"

SUNNYSIDE VALLEY IRRIGATION DISTRICT
CERTIFICATE OF DELINQUENCY

RECORD OWNER AND INTERESTED PARTIES	PROPERTY	CERTIFICATE AMOUNT FOR ASSESSMENT YEAR(S)
Hector B Cruz Northwest Trustee Services, Inc., Successor Trustee Freedom Mortgage Corporation Occupants	1-3594-100-0006-000 Legal: The East half of the West half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 35, Township 9 North, Range 24, East W.M., records of Benton County. Situs: 133701 W Johnson Rd., Prosser, WA 99350	2021-2024 \$2,221.97