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MICHAEL J. KILLIAN
FRANKLIN COUNTY CLERK

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6 **IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
7 **IN AND FOR THE COUNTY OF FRANKLIN**

8 FRANKLIN COUNTY,

NO. 25-2-50612-11

9 Plaintiff,

**JUDGMENT FORECLOSING TAX
LIENS AND ORDER OF SALE**

10 v.

11 TAX CASE - IN RE THE PROCEEDINGS OF
12 FRANKLIN COUNTY TREASURER FOR
13 THE FORECLOSURE OF DELINQUENT
14 REAL PROPERTY TAXES FOR THE YEAR
15 2022 AND SOME PRIOR YEARS AND
16 IRRIGATION ASSESSMENTS FOR THE
17 YEAR 2022 AND SOME PRIOR YEARS,

18 Defendants.

19 THIS MATTER came on for hearing on the Franklin County Treasurer's motion for an
20 order of default and application for judgment foreclosing Franklin County's property tax liens
21 upon those parcels of real property described in the Amended Certificates of Delinquency filed
22 herein that have not been dismissed from this action or redeemed prior to the date of sale,
23 which Certificates are incorporated herein by this reference, and for an order of sale thereof,
24 and the Court having considered the pleadings on file herein, and having made and entered its
25 Order of Default, Findings of Facts and Conclusions of Law, and being fully advised, now,
26 therefore,

COPY

JUDGMENT FORECLOSING
TAX LIENS AND ORDER OF SALE - 1

SHAWN P. SANT
PROSECUTING ATTORNEY
FRANKLIN COUNTY
1016 NORTH 4TH AVENUE
PASCO, WA 99301

1 IT IS ORDERED that the liens of the Franklin County Treasurer upon each of the
2 parcels of real property described in the Certificate of Delinquency for delinquent taxes,
3 penalties, interest, and costs, constitute superior liens upon such real property and that the liens
4 be and the same are hereby foreclosed.

5 IT IS FURTHER ORDERED that the Franklin County Treasurer sell the several parcels
6 of real property herein above referred to, except for parcels redeemed or dismissed from this
7 action for other reasons on or before 4:00 p.m. (Pacific Daylight Savings Time), Thursday,
8 December 11th, 2025, to the highest and best bidder for cash as provided by RCW 84.64.080
9 and RCW 84.64.200, and from the proceeds of the sales, satisfy this judgement together with
10 interest thereon at 9% per annum on the balance of unpaid taxes, computed on the day of sale
11 and plus accrued costs.

12 The sale will be conducted, pursuant to RCW 84.64.080, via online auction at
13 <http://www.govease.com>, to commence on or about Friday, December 12th, 2025 at 10:00
14 a.m.(PST) and to close on Friday, December 12th, 2025, with the sale continuing thereafter on
15 any parcel remaining unsold until each parcel is sold or the Treasurer determines no bids were
16 received. Further instructions for the sale can be found by contracting the Franklin County
17 Treasurer's Office directly or at the Franklin County Treasurer's webpage at
18 <https://www.franklincountywa.gov/411/Tax-Foreclosure-Sales>

19 IT IS FURTHER ORDERED that this Judgment and Order of Sale shall not extinguish
20 any easement interests of the Public Utility District No. 1 of Franklin County, or any other
21 easements that by law survive this action. This foreclosure action excludes all oil or mineral
22 rights that were served from the delinquent parcels prior to the issuance of the Certificates of
23 Delinquency.

24 IT IS FURTHER ORDERED that each and every person named on the Certificate of
25 Delinquency and served with notice by the Franklin County Treasurer and whose names have
26

1 been filed herein, and all persons, known and unknown, except local improvement districts and
2 irrigation district having assessment liens as allowed by law having or claiming to have an
3 interest in or claim against the several parcels of real property described in the Certificate of
4 Delinquency except those redeemed or dismissed prior to the day of sale, and except easement
5 interests that survive this action, and they hereby forever barred and foreclosed of all right, title,
6 and interest in and to the said several parcels of real property, and of all right and equity of
7 redemption therein from and after the sale thereof under this decree; and

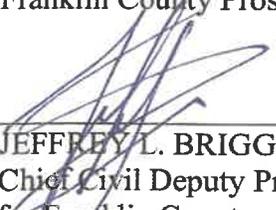
8 IT IS FURTHER ORDERED that a copy of this Default Judgment Foreclosing Tax
9 Liens and Order of Sale be delivered to the Franklin County Treasurer, which shall be her full
10 and sufficient authority to proceed to sell the several parcels described in the Certificates of
11 Delinquency and have not been redeemed or dismissed prior to the day of sale.

12 DATED this 13 day of November, 2025.

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FRANKLIN COUNTY SUPERIOR COURT JUDGE
BRONSON J. BROWN

17 Presented by,

18 Shawn Sant
19 Franklin County Prosecuting Attorney

20 
21 JEFFREY L. BRIGGS, WSBA #44071
22 Chief Civil Deputy Prosecuting Attorney
23 for Franklin County
24 1016 N. 4th Avenue
25 Pasco, WA 99301
26 Telephone: (509) 545-3543
Fax: (509) 545-2135

**CERTIFICATE OF DELINQUENCY
FOR 2022-2025 AND PRIOR TAXES
"Exhibit A"**

Parcel Number	Owner Name	Situs	Legal	Tax	Interest	Total County Certificate
102045047	CHEEMA, MOHINDER S		MCKINNEYS ADD TO HARDERSBURG LOTS 1 TO 3, BLK 18	\$ 219.24	\$ 56.46	\$ 1,825.70
102075069	KUMAR, AJAY	305 N SPOKANE AVE, KAHLOTUS	KAHLOTUS BLK 29	\$ 2,196.38	\$ 501.21	\$ 4,247.59
109804188	MENKE, LEWIS W & CAROL A	125 S BURKE AVE, CONNELL	CONNELL S 10' OF LOT 2 & ALL LOT 3, BLK 13	\$ 5,289.52	\$783.56	\$7,623.08
112031202	IGLESIA DE DIOS (ISRAELITA) OF PASCO		LOT 22, BLOCK 5, N P PLAT	\$ 1,159.40	\$ 244.11	\$ 2,953.51
112031211	IGLESIA DE DIOS (ISRAELITA) OF PASCO	105 W BONNEVILLE ST, PASCO	LOTS 1 TO 12, BLOCK 5, N P PLAT	\$ 4,748.52	\$ 994.95	\$ 7,293.47
112042110	VALENCIA, HERIBERTO & ALICIA	511 W LEWIS ST, PASCO	LOT 27, BLOCK 14, GERRY'S ADD, 25.06 SQ FT FOR WALL LOT 27 69.63' LONG & .36' WIDE OFF LOT 26 AS FOL: BEG AT NE COR LOT 26 & PROCEEDING TH SLY ALG E BDRY LOT 26 A DIS 69.63'; TH WLY & AT R/A FROM E BDRY A DIST OF .36'; TH NLY ALG A LN P/W E BDRY OF LOT 26 A DIS 69.36'; TH ELY ALG N BDRY SD LOT 26 TO POB	\$ 4,680.70	\$ 1,059.38	\$ 7,290.08
112252054	TRUJILLO, ROSENDO JAIMES & BAHENA, MARIA D. PALACIOS & TRUJILLOAS, FERNANDO JAIMES	115 N 7TH AVE, PASCO	PETTITS ADD S 40' OF LOT 7 & S 40' OF LOT 8, BLK 8 (Has City of Pasco Abatement Lien)	\$ 6,305.12	\$ 196.46	\$ 8,051.58
112381576	RAZO, JOSE J AGUILERA & RAZO, ERNESTO AGUILERA	832 S 7TH AVE, PASCO	GANIENBEINS ADD LOT 8, BLK 4 WITH 10' S 7TH ST & TOG W/N 10' OF B ST ADJ	\$ 9,233.78	\$ 1,440.04	\$ 13,449.12
113334295	CURTIS, BETTY	1908 N 18TH AVE, PASCO	MOTTINERS ADD LOT 11, BLK 4	\$ 10,330.74	\$ 1,636.94	\$ 13,517.68
113351409	THORNTON, EDWIN A & LYNDA G	1740 N 14TH AVE, PASCO	NORTH LUCAS ADD N 40' OF LOT 15 & ALL LOT 16 EXC N 60', BLK-2	\$ 8,740.64	\$ 1,381.99	\$ 11,672.63
113392302	RAMIREZ, ABEL FLORES & AGUILAR S. EVA	947 W AGATE ST, PASCO	PERRYS ADD LOTS 1 & 2 BLK 3	\$ 9,233.78	\$ 1,440.04	\$ 12,223.82

Parcel Number	Owner Name	Situs	Legal	Tax	Interest	Total County Certificate
113331110	AGUILERA, ERNESTO & RAZO, JOSE AGUILERA		HIGHLAND PARK HOMES LOT 6, BLK 2	\$ 1,659.10	\$ 375.28	\$ 3,584.38
113882112	GONZALEZ, EUSTOLIA T & OLIVERA, JOSE		WASHINGTON LOTS 9 THRU 16, BLK 6 TOGETHER WITH VACATED STREETS AND ALLEYS ORD-4648 AFN1973865	\$ 1,173.98	\$ 172.45	\$ 2,896.43
114291017	MONTEZ, EDWARD & ELIZABETH DIAZ, ABRAHAM & BERTA		E2NE4NE4SE4 2-9-29 EXC THE E 30' FOR ROAD	\$ 8,438.68	\$ 2,050.15	\$ 12,038.83
116101058	DESCHANE, AMY	7915 ZAYAS DR, PASCO	ISLAND ESTATES #5 LOT 49	\$ 11,123.76	\$ 1,774.16	\$ 14,447.92
118652060	TORRES, JOSE L URENA & MUNGUIA, JEANETTE	1501 ROAD 56, PASCO	SHORT PLAT 2017-06 LOT 2 (Includes Irrigation)	\$ 6,604.80	\$ 1,016.15	\$ 9,170.95
119363298	MINTON, BRIDGET	2313 W SYLVESTER ST C-5, PASCO	COACHMAN TOWNHOUSE COND APT 5, BLDG C (Includes Irrigation)	\$ 4,331.34	\$ 675.07	\$ 6,556.41
120040286	SESSIONS, STANLEY & LAURA A	123 SUNRISE DR, OTHELLO	SHORT PLAT 81-20 LOT 4	\$ 5,790.32	\$ 914.16	\$ 8,254.48
121620077	OCHOA-GONZALEZ, JUAN		TRACT 1 PTN SW4 25-13-30 DAF; BEG AT NW COR LOT 1, BLK 7 GANNONS ADDN TO MESA & TPOB; TH N 32D19' E DIS 69.6'; TH N 89D59' E DIS 186'; TH S 0D53'W DIS 200.04' TO MOST ELY COR LOT 5, BLK 7 GANNONS A DDN; TH NWLY ALG N LN SD LOT 4 & 5 TO SE COR SD LOT 1; TH IN NLY DIR TO N E COR LOT 1; TH IN WLY DIR TO NW COR SD LOT 1 & TPOB.	\$ 667.20	\$ 165.92	\$ 2,383.12
121632297	AKINS, CHARLES P & LOIS	308 LEWIS CT, MESA	POES ADD TO MESA LOT 5 & LOT 7, BLK 4	\$ 2,680.12	\$ 447.15	\$ 4,677.27
121660079	JUAREZ, ROCIO GARCIA		E2E2 EAST OF NP R/W & LESS JUDSON TOWNSITE 26-13-30 LESS PTN TO NP RWY.	\$ 1,357.18	\$ 367.26	\$ 3,274.44
554789014	NORTHWEST MICROWAVE SYSTEM		14-13-34 (COCHRANE)	\$ 16,097.00	\$ 3,175.92	\$ 13,372.92
555002010	WGC837 LLC	2525 N 20 TH AVE, PASCO	PTN 19-9-30 (PARKING LOT OF RED LION)	\$ 1,408.88	\$ 344.04	\$ 3,302.42