

Complaint Description

[Glen Morgan](#) reported an issue(Thu, 3 Jan 2019 at 1:51 AM)

To whom it may concern,

It has come to my attention that Senator Kevin Ranker from the 40th Legislative District has violated RCW 42.17A.700 & RCW 42.17A.710 by failing to disclose significant property assets on his Financial Affairs forms (F1) as required by law for 2016, 2017, and 2018.

For addition information, please see this article:

<https://www.wethegoverned.com/senator-kevin-ranker-commits-felony-and-tax-fraud-based-on-court-documents/>

While Senter Ranker may have committed a Class C felony with the perjured documents he filed with the Department of Revenue, it isn't clear how those facts will affect his violations of Washington State's campaign finance laws.

Best Regards,

Glen Morgan

What impact does the alleged violation(s) have on the public?

The public has a right to know the true financial assets owned by elected officials so that they can see if those elected officials are profiting from their activities as elected officials

List of attached evidence or contact information where evidence may be found.

1. Quit Claim Deed submitted to WA Dept of Revenue is attached dated Oct 21, 2015
2. Kevin Ranker's 2016 F1 is attached - and it doesn't reference this property
3. Legal documents filed in San Juan County Superior Court where Kevin Ranker provides more details about the transactions behind acquiring this property

List of potential witnesses with contact information to reach them.

Kevin Ranker
His mother
His treasurer

Complaint Certification:

I certify (or declare) under penalty of perjury under the laws of the State of Washington that information provided with this complaint is true and correct to the best of my knowledge and belief.

The F-1A form is designed to simplify reporting for persons who have no changes or only minor changes to an F-1 report previously filed.

A complete F-1 form must be filed at least every four years; an F-1A form may be used for no more than three consecutive reports.

Deadlines: Incumbent elected and appointed officials – by April 15.
 Candidates and others – within two weeks of becoming a candidate or being newly appointed to a position.

DOLLAR CODE	AMOUNT
A	\$1 to \$4,499
B	\$4,500 to \$23,999
C	\$24,000 to \$47,999
D	\$48,000 to \$119,999
E	\$120,000 or more

Last Name <u>Ranker</u> First <u>Kevin</u> Middle Initial <u>M</u> Mailing Address (Use PO Box or Work Address) * <u>PO Box 40440</u> City <u>Olympia</u> County _____ Zip + 4 <u>98504-0440</u>	Names of immediate family members, including registered domestic partner. If there is no reportable information to disclose for dependent children, or other dependents living in your household, do not identify them. Do identify your spouse or registered domestic partner. See F-1 manual for details. <u>Katharina Torri</u>
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Filing Status (Check only one box.) <input checked="" type="checkbox"/> An elected or state appointed official filing annual report <input type="checkbox"/> Final report as an elected official. Term expired: _____ <input type="checkbox"/> Candidate running in an election: month _____ year <u>2015</u> <input type="checkbox"/> Newly appointed to an elective office <input type="checkbox"/> Newly appointed to a state appointive office <input type="checkbox"/> Professional staff of the Governor's Office and the Legislature	Office Held or Sought Office title: <u>state Senator</u> County, city, district or agency of the office, name and number: <u>40</u> Position number: _____ Term begins: <u>01/13</u> ends: <u>12/16</u>
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Select either "No Change Report" or "Minor Change Report," whichever reflects your situation. Supply all the requested information.

NO CHANGE REPORT. I have reviewed my last complete F-1 report dated _____ and F-1A reports (if any) dated (1) _____ and (2) _____. The information disclosed on those reports is accurate for the current reporting period.

MINOR CHANGES REPORT. I have reviewed my last complete F-1 report dated 2013. The changes listed below have occurred during the reporting period. Specify F-1 Form Item numbers and describe changes. Provide all information required on F-1 report.

1. (SP) Coast Consulting A
 (S) The Ocean Foundation D

2. Hannah Heights 17 - San Juan. = Sold.
 E Tammy Cotton E
Hannah Heights 17

Check here if continued on attached sheet

FOOD TRAVEL SEMINARS Complete this section if a source other than your own governmental agency paid for or otherwise provided all or a portion of the following items to you, your spouse, registered domestic partner or dependents, or a combination thereof: 1) Food and beverages costing over \$50 per occasion, excluding certain receptions as defined in WAC 390-20-020A, L-2 Reporting Guide; 2) Travel occasions; or 3) Seminars, educational programs or other training.

Date Received	Donor's Name, City and State	Brief Description	Actual Dollar Amount	Value (Use Code)
Check here <input type="checkbox"/> if continued on attached sheet				

ALL FILERS EXCEPT CANDIDATES. Check the appropriate box.

I hold a state elected office, am an executive state officer or professional staff. I have read and am familiar with RCW 42.52.180 regarding the use of public resources in campaigns.

I hold a local elected office. I have read and am familiar with RCW 42.17A.555 regarding the use of public facilities in campaigns.

***CANDIDATES:** Do not use public agency addresses or telephone numbers for contact information

CERTIFICATION: I certify under penalty of perjury that the information contained in this report is true and correct to the best of my knowledge.	
Signature	Date _____
Contact Telephone: <u>(360) 786-7678</u>	
Email: <u>Kevin.Ranker@leg.wa.gov</u> (work) *	
Email: _____ (Home) Optional	

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Application Questionnaire

MAR 31 2015

Background InformationFiler Name: Kevin Ranker

Public Disclosure Commission

Filer Office Held or Sought: State SenatorDate of Request: 3/29/2015 **COPY**Period Covered by Request: 2014**Questions**

Please answer questions # 1 - # 8 below, unless:

- > **RESIDENTIAL ADDRESS.** If you are seeking only nondisclosure of a residential address, answer # 1, # 4, # 6 and # 8.
- > **SPOUSAL SEPARATION.** If you are seeking only nondisclosure of information related to your spouse based upon a recent or pending divorce or separation, or because it relates to a bona fide separate property agreement or other bona fide separate status, answer # 1, # 4, # 7 and # 8. A request for nondisclosure may be considered when such financial interest does not constitute a present or prospective source of income for you.



1. **MODIFICATION REQUEST SUMMARY:** Describe the general nature of the information you do not wish to disclose. (Examples: financial interests where reporting the name would likely adversely affect the competitive position of an entity, customer lists of a business entity or sources of compensation/income for the entity, confidential relationships, information subject to bona fide separate property agreements, personal residential address, other).

Last year, I reported: I have contracts with three businesses, all located outside of Washington. In each contract, I work directly with the partners, executives, and board members, evaluating different public policy positions the business may pursue. I provide coaching services related to communications with agencies and government officials, all outside of Washington. I also provide information regarding funding sources related to the activities the businesses wish to pursue. Each of these businesses would be placed at a competitive disadvantage if the contracts were publicly known. For one of the contracts, I am limited by a non-disclosure agreement that would terminate the contract if I am required to disclose the identity of the business.

For 2014, I have added another business to my client list. As before, this business is out-of-state and conducts no business in Washington.

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2. **UNREASONABLE HARDSHIP** Describe in detail the manifestly unreasonable hardship in disclosing the information. Please describe in detail the reasons why you believe disclosing the information would be a hardship. The reasons stated should address the issues such as those listed below. Please address those topics below that are relevant to your specific request. For example, if you are seeking nondisclosure related to an entity, for each entity, please:

- Provide the name and description of the entity, business, union, association, not-for-profit, charitable organization, or other entity for which you are seeking a modification request from reporting the entity's disclosable customers/sources of compensation/income.
-

- Describe the size of the entity such as annual sales, number of customers or accounts, the number of employees, and other pertinent information.
-

- Describe how many business customers or other sources paying the entity more than \$12,000 would be subject to disclosure.
-

- Describe if you have access to information about the entity's customer base or sources of compensation/income.
-

- Describe if you are involved with the day-to-day operations of the entity.
-

- Describe if any of the entity's customers or sources of compensation/income are already listed in other public sources or publications including advertisements, or public records.
-

- Describe if any of the entity's customers or sources of compensation/income are already listed on a website.



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- If the entity has a website address, list it here:

- If the entity's customers or sources of compensation/income are described elsewhere on the Internet, describe why you are seeking a modification (nondisclosure) for those customers or sources of compensation/income:

[Note: along with other information provided in the Application Questionnaire, Internet information regarding entities/sources of compensation/income may be reviewed by PDC staff and/or the Commission as part of the modification process.]

- Describe if the entity has the ability to sort its customer list or sources of compensation/income to identify those paying the entity more than \$12,000 during the reporting period.

- Describe if you disclosed all of the governmental customers or governmental sources of compensation/income that paid the entity more than \$12,000 in the reporting period.

- Indicate whether you have an ownership interest of 10% or more in the entity.

- Indicate whether your spouse's interest in an entity requires you to complete an F-1 Supplement for that entity.

- Describe other relevant information you believe the Commission should consider as to why it would be a manifestly unreasonable hardship if the information was required to be disclosed.



3. **NOT FRUSTRATE THE PURPOSES OF THE ACT** Describe how allowing you to not disclose the information described in your modification request does not frustrate the purposes of the Public Disclosure Act.

MAR 31 2015

Public Disclosure Commission



Washington

4. **DUTIES:** Describe your duties as an elected or appointed official. Please describe the jurisdiction or agency for which you hold public office, and the duties performed by you as a public official (examples: adopting rules or ordinances, hiring staff, approving contracts, setting policy, etc.). Please provide as much description as possible.

As a state senator, I develop state-wide policy that affects the function and performance of local governments, state agencies, and businesses within the State of Washington.



5. **CUSTOMERS OR SOURCES OF COMPENSATION/INCOME:** If you are seeking a modification related to a particular entity's reportable customers or sources of compensation/income for an entity, describe:

- In detail the position you hold in the entity (examples: owner, board member, officer, partner, etc.) and the duties performed by you for that entity, if any (examples: setting policy, hiring, approving contracts, approving budgets, etc.). Please provide as much description as possible.
- _____
- If you (or if you are seeking office, will you) make any decisions as a public official that may benefit the customers of the entity for which you are seeking a modification, or sources of compensation/income for the entity for which you are seeking a modification?

The direct activities of these businesses do not come before the legislature. There is no action I can take as a legislator that would economically benefit any of them.



6. **RESIDENTIAL ADDRESS:** Are you requesting to be exempted from disclosing the address of your personal residence in the Real Estate Section of the F-1? In this situation, you or your spouse may be a law enforcement officer, prosecutor, judge, or other official, and the disclosure of the address of your primary residence on the F-1 form could cause you or your family harm, based upon tangible evidence or a specific threat. If so, please explain in detail the manifestly unreasonable hardship if disclosure were required, and why

the purposes of the act would not be frustrated if disclosure of the address was not required. If nondisclosure is based upon an anti-harassment or similar court order, please state.

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7. **SPOUSAL SEPARATION** Are you requesting to be exempted from disclosing information related to your spouse based on a pending or recent divorce or separation, or bona fide separate property agreement or other bona fide separate status? In this situation, the filer has little or no knowledge of spouse's or former spouse's income, assets, liabilities or relationship to outside entities for which reporting may be required. (For example, do you file separate income tax returns?) The filer does not have access to spouse's or former spouse's financial information. The financial interest of the spouse or former spouse does not constitute a present or prospective source of income for the filer. If this is your situation, please describe.



8. **OTHER INFORMATION** Is there any other information you want the Commission to consider regarding your modification request? (If you are attaching any information or documents, please describe attachments.)



➤ IF YOU WILL NOT BE ATTENDING THE HEARING IN PERSON OR BY PHONE TO ATTEST THE ABOVE INFORMATION AND RESPOND TO COMMISSION QUESTIONS, YOU MUST ALSO COMPLETE AND SIGN THE ATTACHED CERTIFICATION PRIOR TO SUBMISSION.

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MAR 31 2015

Public Disclosure Commission

Certification for an Application for a Reporting Modification or Suspension When Applicant Is Waiving Personal Appearance At the Hearing (Notary Not Required)

I am waiving my personal appearance at the hearing on my request for a reporting modification or suspension, and request the Commission to consider my written application. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the facts set forth in the attached application for a reporting modification are true and accurate to the best of my actual knowledge or belief.

List the date of the application request: 3/30/2014

Entity or name of individual requesting reporting modification: Kevin Ranker

Your signature: 

Your printed name: Kevin Ranker

Business street address: P.O. Box 40440

City, state and zip code: Olympia WA 98504

Telephone number: (360-) 786 - 7678

E-Mail Address: ranker_ke@leg.wa.gov

Date Signed: 3/30/2015

Place Signed (City and County): Olympia Thurston
City County

*RCW 9A.72.040 provides that: "(1) A person is guilty of false swearing if he makes a false statement, which he knows to be false, under an oath required or authorized by law. (2) False swearing is a gross misdemeanor."

IF YOU FAX OR SCAN AND SEND A COPY OF THIS SIGNED CERTIFICATION VIA E-MAIL TO THE PDC WITH YOUR MODIFICATION REQUEST, THE ORIGINAL MUST STILL BE PROVIDED. RETURN THE ORIGINAL OF THIS CERTIFICATION TO:

WASHINGTON STATE PUBLIC DISCLOSURE COMMISSION
711 Capitol Way Room 206
P.O. Box 40908
Olympia, WA 98504-0908
Attn: Reporting Modification Request

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MAR 31 2015



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Public Disclosure Commission

Washington State Public Disclosure Commission
Personal Financial Affairs Statement
Reporting Modification Application Questionnaire, Instructions And Certification
February 2015

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MAR 31 2015

Application Questionnaire Instructions

Public Disclosure Commission

The purpose of the Public Disclosure Act in chapter RCW 42.17A includes at RCW 42.17A.001(3):

"That the people shall be assured that the private financial dealings of their public officials, and of candidates for those offices, present no conflict of interest between the public trust and private interest."

The form for providing disclosures of financial affairs is the F-1 Personal Financial Affairs Statement. The Act also provides for a process to seek a modification or suspension of reporting some information. RCW 42.17A.110(10) states in part:

*"After hearing, by order approved and ratified by a majority of the membership of the commission, [the commission is empowered to] suspend or modify any of the reporting requirements of this chapter in a particular case if it finds that literal application of this chapter works a **manifestly unreasonable hardship** and if it also finds that the suspension or modification will not frustrate the purposes of the chapter..."*

... Any suspension or modification shall be only to the extent necessary to substantially relieve the hardship. The commission shall act to suspend or modify any reporting requirements only if it determines that facts exist that are clear and convincing proof of the findings required under this section." (Emphasis added).

Possible qualifications for modifications or suspensions (referred to collectively as "modifications") are found at RCW 42.17A.110(10) and WAC 390-28-100. Copies of these provisions and reporting requirements are on the PDC's website at www.pdc.wa.gov under "Laws and Rules." The *Personal Financial Affairs Statement Instruction Manual* is also available on the website, under "Filer Resources – Manuals and Brochures." The Commission has also adopted Interpretations addressing modifications for certain professions and situations, and those are also available under "Laws and Rules" then "Interpretations." Modifications, if granted by the Commission, cover only one reporting period. Another application must be made in the following years if you still need a modification.

PDC staff has implemented this application procedure for filers requesting an F-1 Reporting Modification from the Commission. This is designed to provide more uniform information to the Commission from filers seeking a modification, and to enable a quicker response to possible questions about a request from the Commission at the hearing. **Please fill out this Application Questionnaire prior to having a modification request taken to the full Commission for consideration.** The blanks in this document will expand to accommodate your answers. **It is suggested that you review this entire Application Questionnaire first, before filling out your answers.**



If you are requesting a modification, whether new or a renewal of an earlier request, please: Public Disclosure Commission

- (1) **Complete or review** your filed Personal Financial Affairs Statement (PDC Form F- 1) including Supplemental attachments (*except* for the information for which you are seeking a modification – leave the relevant sections or lines blank on the F-1 form at this time);
- (2) **Answer all questions (# 1 – # 8)** on this Application Questionnaire, unless otherwise directed below,
- (3) **Sign the Certification** if you do not intend to be present at the Commission hearing on your modification request, and
- (4) **Return** this Application Questionnaire to the PDC via e-mail, mail, fax or other delivery (and also send the original of the Certification to the PDC).

- Please note, however, that while this Application Questionnaire for filers seeking a modification can be returned to the PDC in several ways, **F-1 forms cannot be filed by fax or e-mail**. See filing instructions in the *Personal Financial Affairs Statement Instruction Manual*.

Other items to consider:

- **Filers for which a PDC Interpretation may apply.** As noted, the Commission has adopted Interpretations for specific filers that are requesting modifications. Those filers include attorneys, automobile dealers, judges and judicial candidates, and spouses of elected and appointed officials, and also include candidates for public office. If you qualify as a filer under an Interpretation, please review the applicable Interpretation and provide the information pursuant to the Interpretation as part of your F-1 or F-1 Supplement forms. Copies of the Interpretations are available on the PDC website at www.pdc.wa.gov under "Laws & Rules" then "Interpretations."
- **Competitive disadvantage.** If you are claiming a competitive disadvantage (in disclosing information), you must describe in detail the competitive environment in which the entity operates and explain how disclosure would likely affect the competitive position of the entity.

Please carefully review your F-1 and/or F-1 Supplement to ensure each form is fully completed. Here are some commonly overlooked areas:

- Do you make the buy and sell decisions with regard to the IRA's, stocks and other securities listed as retirement or income generating assets in Section 3c of your F-1? **If the answer is YES** (if you control the buy and sell decisions) **you must identify the individual securities or mutual funds held.**
- Did you disclose all of your retirement accounts (i.e. IRA, 401 k, deferred compensation, PERS 1, 2, 3 or TRS or LEOFF, etc.)?
- Did you complete all of the questions in Section 5 of the F-1?



Questions? If you have questions, you may contact PDC staff at (360) 753-1111; 1-877-601-2828 (toll-free in Washington State). The PDC Fax number is: (360) 753-1112. E-mail: pdc@pdc.wa.gov. The PDC address is on the last page of this form (Certification).

The F-1A form is designed to simplify reporting for persons who have no changes or only minor changes to an F-1 report previously filed.
 A complete F-1 form must be filed at least every four years; an F-1A form may be used for no more than three consecutive reports.
 Deadlines: Incumbent elected and appointed officials – by April 15.
 Candidates and others – within two weeks of becoming a candidate or being newly appointed to a position.

DOLLAR CODE	AMOUNT
A	\$1 to \$4,499
B	\$4,500 to \$23,999
C	\$24,000 to \$47,999
D	\$48,000 to \$119,999
E	\$120,000 or more

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Last Name Ranker First Kevin Middle Initial M
 Mailing Address (Use PO Box or Work Address) *
PO Box 40440
 City Olympia County _____ Zip + 4 98504-0440

Names of immediate family members, including registered domestic partner. If there is no reportable information to disclose for dependent children, or other dependents living in your household, do not identify them. Do identify your spouse or registered domestic partner. See F-1 manual for details.
Katharina Torri

Filing Status (Check only one box.)
 An elected or state appointed official filing annual report
 Final report as an elected official. Term expired: _____
 Candidate running in an election: month _____ year 2014
 Newly appointed to an elective office
 Newly appointed to a state appointive office
 Professional staff of the Governor's Office and the Legislature

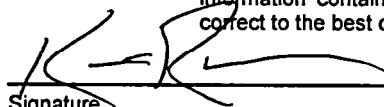
Office Held or Sought
 Office title: state senator
 County, city, district or agency of the office, name and number: 40
 Position number: _____
 Term begins: 01/13 ends: 12/16

Select either "No Change Report" or "Minor Change Report," whichever reflects your situation. Supply all the requested information.
 NO CHANGE REPORT. I have reviewed my last complete F-1 report dated _____ and F-1A reports (if any) dated (1) _____ and (2) _____. The information disclosed on those reports is accurate for the current reporting period.
 MINOR CHANGES REPORT. I have reviewed my last complete F-1 report dated 2013. The changes listed below have occurred during the reporting period. Specify F-1 Form Item numbers and describe changes. Provide all information required on F-1 report.
1. Coast Consulting - C
The Ocean Foundation (s) - manager - B
3. ING - Retirement - D

Check here if continued on attached sheet
FOOD TRAVEL SEMINARS - Complete this section if a source other than your own governmental agency paid for or otherwise provided all or a portion of the following items to you, your spouse, registered domestic partner or dependents, or a combination thereof: 1) Food and beverages costing over \$50 per occasion, excluding certain receptions as defined in WAC 390-20-020A, L-2 Reporting Guide; 2) Travel occasions; or 3) Seminars, educational programs or other training.

Date Received	Donor's Name, City and State	Brief Description	Actual Dollar Amount	Value (Use Code)
Check here <input type="checkbox"/> if continued on attached sheet				

ALL FILERS EXCEPT CANDIDATES. Check the appropriate box.
 I hold a state elected office, am an executive state officer or professional staff. I have read and am familiar with RCW 42.52.180 regarding the use of public resources in campaigns.
 I hold a local elected office. I have read and am familiar with RCW 42.17A.555 regarding the use of public facilities in campaigns.
 *CANDIDATES: Do not use public agency addresses or telephone numbers for contact information

CERTIFICATION: I certify under penalty of perjury that the information contained in this report is true and correct to the best of my knowledge.

 Signature _____ Date 3-29-15
 Contact Telephone: (360) 786-7678
 Email: Kevin.ranker@leg.wa.gov (work) *
 Email: _____ (Home) Optional

Application Questionnaire

MAY -6 2014

Background Information

Filer Name: Kevin RankerFiler Office Held or Sought: State Senator

Date of Request: May 1, 2014

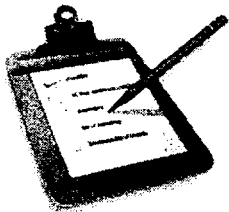
Period Covered by Request: 2013 and future years

COPY

Questions

Please answer questions # 1 - # 8 below, unless:

- RESIDENTIAL ADDRESS. If you are seeking only nondisclosure of a residential address, answer # 1, # 4, # 6 and # 8.
- SPOUSAL SEPARATION. If you are seeking only nondisclosure of information related to your spouse based upon a recent or pending divorce or separation, or because it relates to a bona fide separate property agreement or other bona fide separate status, answer # 1, # 4, # 7 and # 8. A request for nondisclosure may be considered when such financial interest does not constitute a present or prospective source of income for you.



1. **MODIFICATION REQUEST SUMMARY. Describe the general nature of the information you do not wish to disclose.** (Examples: financial interests where reporting the name would likely adversely affect the competitive position of an entity, customer lists of a business entity or sources of compensation/income for the entity, confidential relationships, information subject to bona fide separate property agreements, personal residential address, other).

My consulting firm, Coast Consulting, has contracts with three organizations, all located outside of Washington. In each contract, I work directly with the partners, executives, and board members, evaluating different policy positions the organization may pursue. I provide coaching services related to communications and organizational strategy, all for organizations outside of Washington State. I also provide information regarding funding sources related to the activities the organizations wish to pursue. Each of these organizations would be placed at a competitive disadvantage if the contracts were publicly known. For two of the contracts, I am limited by a non-disclosure agreement that would terminate the contract if I am required to disclose the identity of the business. This would put me at a serious competitive disadvantage professionally.

DATE FILED PDC

MAY -6 2014



2. **UNREASONABLE HARDSHIP. Describe in detail the manifestly unreasonable hardship in disclosing the information.** Please describe in detail the reasons why you believe disclosing the information would be a hardship. The reasons stated should address the issues such as those listed below. Please address those topics below that are relevant to your specific request. For example, if you are seeking nondisclosure related to an entity, for each entity, please:

- Provide the name and description of the entity, business, union, association, not-for-profit, charitable organization, or other entity for which you are seeking a modification request from reporting the entity's disclosable customers/sources of compensation/income.
 - Coast Consulting LLC
- Describe the size of the entity such as annual sales, number of customers or accounts, the number of employees, and other pertinent information.
 - Average total sales range between \$100,000 and \$120,000 annually
 - On average, Coast Consulting has thee to five clients annually
 - There are currently two employees
- Describe how many business customers or other sources paying the entity more than \$10,000 would be subject to disclosure.
 - Currently three
- Describe if you have access to information about the entity's customer base or sources of compensation/income.
 - I have access to Coast Consulting's customers and income. I do not however, have access to this information for the organizations that Coast consults with.
- Describe if you are involved with the day-to-day operations of the entity.
 - Yes, I am Principal of Coast Consulting LLC and am fully involved in the day-to-day operations of the organization

- Describe if any of the entity's customers or sources of compensation/income are already listed in other public sources or publications including advertisements, or public records.
 - One previous client of Coast Consulting has been listed with the PDC
- Describe if any of the entity's customers or sources of compensation/income are already listed on a website.

- None that I am aware of

DATE FILED PDC

- If the entity has a website address, list it here:

MAY - 6 2014

- N/A

- If the entity's customers or sources of compensation/income are described elsewhere on the Internet, describe why you are seeking a modification (nondisclosure) for those customers or sources of compensation/income:

- The modification is requested for new clients who would be placed at a competitive disadvantage if the contracts were publicly known. For two of the contracts, I am limited by a non-disclosure agreement that would terminate the contract if I am required to disclose the identity of the business. This would put me at a serious competitive disadvantage professionally.

[Note: along with other information provided in the Application Questionnaire, Internet information regarding entities/sources of compensation/income may be reviewed by PDC staff and/or the Commission as part of the modification process.]

- Describe if the entity has the ability to sort its customer list or sources of compensation/income to identify those paying the entity more than \$10,000 during the reporting period.
 - Yes, Coast only has three to five clients on average
- Describe if you disclosed all of the governmental customers or governmental sources of compensation/income that paid the entity more than \$10,000 in the reporting period.
 - Coast is receiving no government compensation
- Indicate whether you have an ownership interest of 10% or more in the entity.
 - Yes
- Indicate whether your spouse's interest in an entity requires you to complete an F-1 Supplement for that entity.
 - No

MAY - 6 2014

- Describe other relevant information you believe the Commission should consider as to why it would be a manifestly unreasonable hardship if the information was required to be disclosed.
 - I have contracts with three organizations, all located outside of Washington. In each contract, I work directly with the partners, executives, and board members, evaluating different policy positions the organization may pursue. I provide coaching services for senior executives related to communications and organizational strategy, all for organizations outside of Washington State. I also provide information regarding funding sources related to the activities the organizations wish to pursue. Each of these organizations would be placed at a competitive disadvantage if the contracts were publicly known. For two of the contracts, I am limited by a non-disclosure agreement that would terminate the contract if I am required to disclose the identity of the business. This would put me personally at a serious competitive disadvantage professionally.



3. **NOT FRUSTRATE THE PURPOSES OF THE ACT.** Describe how allowing you to not disclose the information described in your modification request does not frustrate the purposes of the Public Disclosure Act.

As a state legislator, the direct activities of these businesses do not come before the legislature. There is no action I can take as a legislator that would economically benefit any of them.



Washington

4. **DUTIES.** Describe your duties as an elected or appointed official. Please describe the jurisdiction or agency for which you hold public office, and the duties performed by you as a public official (examples: adopting rules or ordinances, hiring staff, approving contracts, setting policy, etc.). Please provide as much description as possible.

As a state senator, I develop state-wide policy that affects the function and performance of local governments, state agencies, and businesses and the well-being of the people of the State of Washington. It is my duty to best represent the values and needs of my constituents and the people of Washington State.

COPY

MAY - 6 2014



5. **CUSTOMERS OR SOURCES OF COMPENSATION/INCOME.** If you are seeking a modification related to a particular entity's reportable customers or sources of compensation/income for an entity, describe:

- In detail the position you hold in the entity (examples: owner, board member, officer, partner, etc.) and the duties performed by you for that entity, if any (examples: setting policy, hiring, approving contracts, approving budgets, etc.). Please provide as much description as possible.

- I am the Principal and owner of Coast Consulting LLC. I work directly with the partners, executives, and board members of organizations, evaluating different policy positions the organizations may pursue. I provide coaching services to senior executives related to communications and organizational strategy, all for organizations outside of Washington State. I also provide information regarding funding sources related to the activities the organizations wish to pursue.

- If you (or if you are seeking office, will you) make any decisions as a public official that may benefit the customers of the entity for which you are seeking a modification, or sources of compensation/income for the entity for which you are seeking a modification?

- No



6. **RESIDENTIAL ADDRESS.** Are you requesting to be exempted from disclosing the address of your personal residence in the Real Estate Section of the F-1? In this situation, you or your spouse may be a law enforcement officer, prosecutor, judge, or other official, and the disclosure of the address of your primary residence on the F-1 form could cause you or your family harm, based upon tangible evidence or a specific threat. If so, please explain in detail the **manifestly unreasonable hardship** if disclosure were required, and **why the purposes of the act would not be frustrated** if disclosure of the address was not required. If nondisclosure is based upon an anti-harassment or similar court order, please state.

- No

MAY - 6 2014



7. **SPOUSAL SEPARATION.** Are you requesting to be exempted from disclosing information related to your spouse based on a pending or recent divorce or separation, or bona fide separate property agreement or other bona fide separate status? In this situation, the filer has little or no knowledge of spouse's or former spouse's income, assets, liabilities or relationship to outside entities for which reporting may be required. (For example, do you file separate income tax returns?) The filer does not have access to spouse's or former spouse's financial information. The financial interest of the spouse or former spouse does not constitute a present or prospective source of income for the filer. If this is your situation, please describe.

- No!



8. **OTHER INFORMATION.** Is there any other information you want the Commission to consider regarding your modification request? (If you are attaching any information or documents, please describe attachments.)
-



➤ **IF YOU WILL NOT BE ATTENDING THE HEARING IN PERSON OR BY PHONE TO ATTEST THE ABOVE INFORMATION AND RESPOND TO COMMISSION QUESTIONS, YOU MUST ALSO COMPLETE AND SIGN THE ATTACHED CERTIFICATION PRIOR TO SUBMISSION.**

MAY - 6 2014

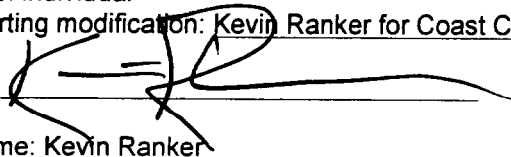
**Certification for an Application for a
Reporting Modification or Suspension
When Applicant Is Waiving Personal Appearance
At the Hearing
(Notary Not Required)**

I am waiving my personal appearance at the hearing on my request for a reporting modification or suspension, and request the Commission to consider my written application. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the facts set forth in the attached application for a reporting modification are true and accurate to the best of my actual knowledge or belief.

List the date of the application request: May 1, 14

Entity or name of individual
requesting reporting modification: Kevin Ranker for Coast Consulting LLC

Your signature:



Your printed name: Kevin Ranker

Business street address: PO Box 165

City, state and zip code: Deer Harbor, WA 98243

Telephone number: (360) 376- 4051

E-Mail Address: kevin@kevinranker.com

Date Signed: 5-1-14

Place Signed (City and County):

Deer Harbor San Juan County
City County

*RCW 9A.72.040 provides that: "(1) A person is guilty of false swearing if he makes a false statement, which he knows to be false, under an oath required or authorized by law. (2) False swearing is a gross misdemeanor."

IF YOU FAX OR SCAN AND SEND A COPY OF THIS SIGNED CERTIFICATION VIA E-MAIL TO THE PDC WITH YOUR MODIFICATION REQUEST, THE ORIGINAL MUST STILL BE PROVIDED. RETURN THE ORIGINAL OF THIS CERTIFICATION TO:

WASHINGTON STATE PUBLIC DISCLOSURE COMMISSION
711 Capitol Way Room 206
P.O. Box 40908
Olympia, WA 98504-0908
Attn: Reporting Modification Request

Refer to instruction manual for detailed assistance and examples.

Deadlines: Incumbent elected and appointed officials -- by April 15.
 Candidates and others -- within two weeks of becoming a candidate or being newly appointed to a position.

DOLLAR CODE	AMOUNT
A	\$1 to \$3,999
B	\$4,000 to \$19,999
C	\$20,000 to \$39,999
D	\$40,000 to \$99,999
E	\$100,000 or more

R
E
C
E
I
V
E
D

APR 14 2014

SEND REPORT TO PUBLIC DISCLOSURE COMMISSION

Last Name First Middle Initial
 Ranker Kevin M

Names of immediate family members, including registered domestic partner. If there is no reportable information to disclose for dependent children, or other dependents living in your household, do not identify them. Do identify your spouse or registered domestic partner. See F-1 manual for details.

Mailing Address (Use PO Box or Work Address) *

PO Box 40440

Katharina Torri

City County Zip + 4
 Olympia 98504-0440

Filing Status (Check only one box.)

- An elected or state appointed official filing annual report
- Final report as an elected official. Term expired: _____
- Candidate running in an election: month _____ year 2013
- Newly appointed to an elective office
- Newly appointed to a state appointive office
- Professional staff of the Governor's Office and the Legislature

Office Held or Sought

Office title: state Senator

County, city, district or agency of the office, name and number: 40

Position number: _____
 Term begins: Jan 13 ends: Dec 16

1 INCOME List each employer, or other source of income (pension, social security, legal judgment, etc.) from which you or a family member, including registered domestic partner, received \$2,000 or more during the period. Include stock options received during the reporting period that had a value of \$2,000 or more. (Report interest and dividends in Item 3.)

Show Self (S)
 Spouse (SP/DP)
 Dependent (D)

Name and Address of Employer or Source of Compensation	Occupation or How Compensation Was Earned	Amount: (Use Code)
S WA state senate	senator	C
S coast Consulting POB 1605, Eastsound 98245	Principal	B
SP Tina Torri ND, LAC, PLLC POB 1605, Eastsound 98245	Physician	B

Check Here if continued on attached sheet

2 REAL ESTATE List street address, assessor's parcel number, or legal description AND county for each parcel of Washington real estate with value of over \$10,000 in which you or a family member, including registered domestic partner, held a personal financial interest during the reporting period. (Show partnership, company, etc. real estate on F-1 supplement.)

Property Sold or Interest Divested	Assessed Value (Use Code)	Name and Address of Purchaser	Nature and Amount (Use Code) of Payment or Consideration Received
Property Purchased or Interest Acquired		Creditor's Name/Address	Payment Terms Security Given Mortgage Amount - (Use Code) Original Current
All Other Property Entirely or Partially Owned	E	WA Federal	20/5.75 30y mortgage E E
Hannah Heights 17? san	E	steavings	20/6.25 30y mortgage E E
PR LT 3 TOWNS			

Check here if continued on attached sheet

3 ASSETS / INVESTMENTS - INTEREST / DIVIDENDS

List bank and savings accounts, insurance policies, stock, bonds and other intangible property (including but not limited to stock options) held during the reporting period.

A. Name and address of each bank or financial institution in which you, a family member, including registered domestic partner, had an account over \$20,000 any time during the report period.	Type of Account or Description of Asset	Asset Value (Use Code)	Income Amount (Use Code)
DATE FILED PDC			
APR 14 2014			
B. Name and address of each insurance company where you, a family member, including registered domestic partner, had a policy with a cash or loan value over \$20,000 during the period.			
C. Name and address of each company, association, government agency, etc. in which you, a family member, including registered domestic partner, owned or had a financial interest worth over \$2,000. Include stocks, bonds, ownership, retirement plan, IRA, notes, stock options, and other intangible property. If you, your spouse, registered domestic partner and/or dependents had decision making authority regarding individual assets/investments list each asset or investment, the value and any income amount. EXAMPLE: If you self-directed an investment account identify each stock or other asset in that account.	Retirement Retirement money market/stocks	C D D	N/A N/A N/A
Check here <input type="checkbox"/> if continued on attached sheet.			

4 CREDITORS List each creditor you or a family member, including registered domestic partner, owed \$2,000 or more any time during the period. Don't include retail charge accounts, credit cards, or mortgages or real estate reported in Item 2.

Creditor's Name and Address	Terms of Payment	Security Given	AMOUNT (USE CODE)	
			Original	Present
Check here <input type="checkbox"/> if continued on attached sheet.				

5 All filers answer questions A thru D below. If the answer is YES to any of these questions, the F-1 Supplement must also be completed as part of this report. If all answers are NO and you are a candidate for state or local office, an appointee to a vacant elective office, or a state executive officer filing your initial report, no F-1 Supplement is required.

Incumbent elected officials and state executive officers filing an annual financial affairs report also must answer question E. An F-1 Supplement is required of these officeholders unless all answers to questions A thru E are NO.

- A. At any time during the reporting period were you, your spouse, registered domestic partner or dependents (1) an officer, director, general partner or trustee of any corporation, company, union, association, joint venture or other entity or (2) a partner or member of any limited partnership, limited liability partnership, limited liability company or similar entity including but not limited to a professional limited liability company? Y If yes, complete Supplement, Part A.
- B. Did you, your spouse, registered domestic partner or dependents have an ownership of 10% or more in any company, corporation, partnership, joint venture or other business at any time during the reporting period? Y If yes, complete Supplement, Part A.
- C. Did you, your spouse, registered domestic partner or dependents own a business at any time during the reporting period? Y If yes, complete Supplement, Part A.
- D. Did you, your spouse, registered domestic partner or dependents prepare, promote or oppose state legislation, rules, rates or standards for compensation or deferred compensation (other than pay for a currently-held public office) at any time during the reporting period? N If yes, complete Supplement, Part B.
- E. **Only for Persons Filing Annual Report.** Regarding the receipt of items not provided or paid for by your governmental agency during the previous calendar year: 1) Did you, your spouse, registered domestic partner or dependents (or any combination thereof) accept a gift of food or beverages costing over \$50 per occasion? or 2) Did any source other than your governmental agency provide or pay in whole or in part for you, your spouse, registered domestic partner and/or dependents to travel or to attend a seminar or other training? Y If yes to either or both questions, complete Supplement, Part C.

ALL FILERS EXCEPT CANDIDATES. Check the appropriate box.

I hold a state elected office, am an executive state officer or professional staff. I have read and am familiar with RCW 42.52.180 regarding the use of public resources in campaigns.

I hold a local elected office. I have read and am familiar with RCW 42.17A.555 regarding the use of public facilities in campaigns.

*CANDIDATES: Do not use public agency addresses or telephone numbers for contact information.

CERTIFICATION: I certify under penalty of perjury that the information contained in this report is true and correct to the best of my knowledge.

Signature: Kevin Ranker Date: 4/13/14

Contact Telephone: (360) * 786-7678

Email: Kevin.ranker@leg.wa.gov(work)*

Email: _____ (Home) Optional



711 CAPITOL WAY RM 206
PO BOX 40908
OLYMPIA WA 98504-0908 APR 14 2014
(360) 753-1111
TOLL FREE 1-877-601-2828
EMAIL: pdc@pdc.wa.gov

PDC FORM
F-1
SUPPLEMENT
(1/12)

SUPPLEMENT PAGE
PERSONAL FINANCIAL AFFAIRS STATEMENT

PROVIDE INFORMATION FOR YOURSELF, SPOUSE, REGISTERED DOMESTIC PARTNER, DEPENDENT CHILDREN AND OTHER DEPENDENTS IN YOUR HOUSEHOLD

Last Name *Ranker* First *Kevin* Middle Initial *M* DATE *4/13/14*

A OFFICE HELD, BUSINESS INTERESTS: Provide the following information if, during the reporting period, you, your spouse, registered domestic partner or dependents

- (1) were an officer, director, general partner, trustee, or 10 percent or more owner of a corporation, non-profit organization, union, partnership, joint venture or other entity; and/or
- (2) were a partner or member of a limited partnership, limited liability partnership, limited liability company or similar entity, including but not limited to a professional limited liability company.

- Legal Name: Report name used on legal documents establishing the entity.
- Trade or Operating Name: Report name used for business purposes if different from the legal name.
- Position or Percent of Ownership: The office, title and/or percent of ownership held.
- Brief Description of the Business/Organization: Report the purpose, product(s), and/or the service(s) rendered.
- Payments from Governmental Unit: If the governmental unit in which you hold or seek office made payments to the business entity concerning which you're reporting, show the purpose of each payment and the actual amount received.
- Payments from Business Customers and Other Government Agencies: List each corporation, partnership, joint venture, sole proprietorship, union, association, business or other commercial entity and each government agency (other than the one you seek/hold office) which paid compensation of \$10,000 or more during the period to the entity. Briefly say what property, goods, services or other consideration was given or performed for the compensation.
- Washington Real Estate: Identify real estate owned by the business entity if the qualifications referenced below are met.

ENTITY NO. 1

Reporting For: Self Spouse
Registered Domestic Partner Dependent

LEGAL NAME: *Coast Consulting*

POSITION OR PERCENT OF OWNERSHIP
Principal

TRADE OR OPERATING NAME:

ADDRESS: *POB 1605, Eastsound WA 98245*

BRIEF DESCRIPTION OF THE BUSINESS/ORGANIZATION:
Consulting

PAYMENTS ENTITY RECEIVED FROM GOVERNMENTAL UNIT IN WHICH YOU SEEK/HOLD OFFICE:
Purpose of payments Amount (actual dollars)
\$

PAYMENTS ENTITY RECEIVED FROM OTHER GOVERNMENT AGENCIES OF \$10,000 OR MORE:
Agency name: Purpose of payment (amount not required)

PAYMENTS ENTITY RECEIVED FROM BUSINESS CUSTOMERS OF \$10,000 OR MORE
Customer name: *Meridian Institute* Purpose of payment (amount not required)
Reporting Modification Requested *Consulting*

WASHINGTON REAL ESTATE IN WHICH ENTITY HELD A DIRECT FINANCIAL INTEREST (Complete only if ownership in the ENTITY is 10% or more and assessed value of property is over \$20,000. List street address, assessor parcel number, or legal description and county for each parcel):

Check here if continued on attached sheet

CONTINUE PARTS B AND C ON NEXT PAGE

Name

ENTITY NO. 2 Reporting For: Self Spouse

LEGAL NAME: *Tina Torri ND, LAc, PLLC* Registered Domestic Partner Dependent

TRADE OR OPERATING NAME:

ADDRESS: *PO Box 1605, Eastsawnd, WA 98245* POSITION OR PERCENT OF OWNERSHIP

BRIEF DESCRIPTION OF THE BUSINESS/ORGANIZATION:
Medical / Health Services

PAYMENTS ENTITY RECEIVED FROM GOVERNMENTAL UNIT IN WHICH YOU SEEK/HOLD OFFICE:
Purpose of payments Amount (actual dollars)

\$

PAYMENTS ENTITY RECEIVED FROM OTHER GOVERNMENT AGENCIES OF \$10,000 OR MORE:
Agency name: Purpose of payment (amount not required)

PAYMENTS ENTITY RECEIVED FROM BUSINESS CUSTOMERS OF \$10,000 OR MORE
Customer name: Purpose of payment (amount not required)

WASHINGTON REAL ESTATE IN WHICH ENTITY HELD A DIRECT FINANCIAL INTEREST (Complete only if ownership in the ENTITY is 10% or more and assessed value of property is over \$20,000. List street address, assessor parcel number, or legal description and county for each parcel):

Check here if continued on attached sheet

B LOBBYING: List persons for whom you, or any immediate family member, including registered domestic partner, lobbied or prepared state legislation or state rules, rates, or standards for compensation or deferred compensation. Do not list pay from government body in which you are an elected official or professional staff member.

Person to Whom Services Rendered	Description of Legislation, Rules, Etc.	Compensation (Use Code)

Check here if continued on attached sheet

C FOOD TRAVEL SEMINARS Complete this section if a source other than your own governmental agency paid for or otherwise provided all or a portion of the following items to you, your spouse, registered domestic partner or dependents, or a combination thereof: 1) Food and beverages costing over \$50 per occasion; 2) Travel occasions; or 3) Seminars, educational programs or other training.

Date Received	Donor's Name, City and State	Brief Description	Actual Dollar Amount	Value (Use Code)
10/7/13	<i>Economic Opportunity Institute - Seattle, WA</i>	<i>Pay it forward conference + training in Phil</i>	\$ 715.10	A

Check here if continued on attached sheet

COUNTY CLERK OFFICE
FILED

APR 16 2018 ✓

LISA A. HENDERSON
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Case No. 18-2-05026-28

Plaintiff,

vs.

NOTICE OF DEFENDANT KATHLEEN E.
McNAY, aka KATHY McNAY,
BANKRUPTCY FILING

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant(s),

COMES NOW the Plaintiff, LAKE CITY FEDERAL BANK, by and through its counsel,
Schweet Linde & Coulson, PLLC, and Michael M. Sperry, and gives notice to the Court that
Defendant, KATHLEEN E. McNAY, aka KATHY McNAY ("Defendant"), filed a voluntary
Chapter 7 bankruptcy case on March 24, 2018, in the United States Bankruptcy Court for the
District of Minnesota, Case Number 18-30860-WJF. A true and correct copy of Defendant's
Notice of Chapter 7 Bankruptcy Case is attached hereto as **Exhibit A** and incorporated herein by
this reference. The filing of the bankruptcy case operates as a stay against the continuation of
this action against Defendant, 11 U.S.C. §§362(a)(1) and (6), enforcement against actions against
the Defendant and property of her bankruptcy estate, 11 U.S.C. §362(a)(2), any act to obtain

NOTICE OF DEFENDANT BANKRUPTCY FILING - 1

 ORIGINAL

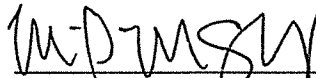
SCHWEET LINDE & COULSON, PLLC
575 S. MICHIGAN ST.
SEATTLE, WA 98108
P(206) 275-1010 F(206) 381-0101

6/18

1 control of property of Defendant's bankruptcy estate, 11 U.S.C. §362(a)(3), any act to create or
2 enforce a lien against property of the estate, 11 U.S.C. §362(a)(4), and any act to create or
3 enforce a lien against the property of the Defendant for a claim that arose before the
4 commencement of Defendant's bankruptcy, 11 U.S.C. §362(a)(5). Plaintiff therefore requests
5 that this Court stay this matter, including any applicable deadlines that had not expired upon the
6 commencement of the case, with regard to Defendant and property of the Defendant pending
7 further notification, from either Plaintiff or Defendant, that the bankruptcy stay no longer applies
8 to the continuation of this action, subject to the potential discharge of Defendant under 11 U.S.C.
9 §727.
10

11 DATED this 12th day of April, 2018.

12 SCHWEET LINDE & COULSON, PLLC

13 

14 Laurin S. Schweet, WSBA 16431

15 Michael M. Sperry, WSBA 43760

16 Attorneys for Plaintiff
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Information to identify the case:					
Debtor 1	<u>Kathleen E McNay</u>			Social Security number or ITIN	xxx-xx-7004
	First Name	Middle Name	Last Name	EIN	---
Debtor 2 (Spouse, if filing)	<u></u>			Social Security number or ITIN	----
	First Name	Middle Name	Last Name	EIN	---
United States Bankruptcy Court District of Minnesota				Date case filed for chapter 7	
Case number: 18-30860 - WJF				3/24/18	
You can receive court notices and orders by email instead of U.S. Mail via these two options:		For creditors: Register for Electronic Bankruptcy Noticing at ebn.uscourts.gov .		For debtors: Register for Debtor Electronic Bankruptcy Noticing (DeBN) at www.mnb.uscourts.gov/debn	

Official Form 309A (For Individuals or Joint Debtors)
Notice of Chapter 7 Bankruptcy Case -- No Proof of Claim Deadline 12/15

For the debtors listed above, a case has been filed under chapter 7 of the Bankruptcy Code. An order for relief has been entered.

This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtors or the debtors' property. For example, while the stay is in effect, creditors cannot sue, garnish wages, assert a deficiency, repossess property, or otherwise try to collect from the debtors. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although debtors can ask the court to extend or impose a stay.

The debtors are seeking a discharge. Creditors who assert that the debtors are not entitled to a discharge of any debts or who want to have a particular debt excepted from discharge may be required to file a complaint in the bankruptcy clerk's office within the deadlines specified in this notice. (See line 9 for more information.)

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or through PACER (Public Access to Court Electronic Records at www.pacer.gov).

The staff of the bankruptcy clerk's office cannot give legal advice.

To help creditors correctly identify debtors, debtors submit full Social Security or Individual Taxpayer Identification Numbers, which may appear on a version of this notice. However, the full numbers must not appear on any document filed with the court.

Do not file this notice with any proof of claim or other filing in the case. Do not include more than the last four digits of a Social Security or Individual Taxpayer Identification Number in any document, including attachments, that you file with the court.

	About Debtor 1:	About Debtor 2:
1. Debtor's full name	Kathleen E McNay	
2. All other names used in the last 8 years		
3. Address	904 East Avenue Red Wing, MN 55066	
4. Debtor's attorney Name and address	Larry D. Johnson Johnson Law RW, LLC 2000 West Main St Ste 346 Red Wing, MN 55066	Contact phone 651-327-2520 Email: johnsonlawrw@gmail.com
5. Bankruptcy trustee Name and address	Mary Jo A Jensen-Carter Buckley & Jensen 1257 Gun Club Road White Bear Lake, MN 55110	Contact phone 651-486-7475 Email: trustee@buckleyjensen.comcastbiz.net

Debtor Kathleen E McNay

Case number 18-30860

6. Bankruptcy clerk's office	200 Warren E Burger Federal Building and US Courthouse 316 N Robert St St Paul, MN 55101	Hours open: Monday - Friday: 8:00am - 5:00pm Contact phone: 651-848-1000 Web address: www.mnb.uscourts.gov Date: 3/26/18
Documents in this case may be filed at this address. You may inspect all records filed in this case at this office or online at www.pacer.gov .		
7. Meeting of creditors	April 26, 2018 at 10:00 AM	Location:
Debtors must attend the meeting to be questioned under oath. In a joint case, both spouses must attend. Creditors may attend, but are not required to do so.	The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.	U S Courthouse Rm 402, 316 N Robert St, St Paul, MN 55101
8. Presumption of abuse	The presumption of abuse does not arise.	
If the presumption of abuse arises, you may have the right to file a motion to dismiss the case under 11 U.S.C. § 707(b). Debtors may rebut the presumption by showing special circumstances.		
9. Deadlines	File by the deadline to object to discharge or to challenge whether certain debts are dischargeable:	Filing deadline: 6/25/18
The bankruptcy clerk's office must receive these documents and any required filing fee by the following deadlines.	You must file a complaint: <ul style="list-style-type: none">• if you assert that the debtor is not entitled to receive a discharge of any debts under any of the subdivisions of 11 U.S.C. § 727(a)(2) through (7), or• if you want to have a debt excepted from discharge under 11 U.S.C § 523(a)(2), (4), or (6).	You must file a motion: <ul style="list-style-type: none">• if you assert that the discharge should be denied under § 727(a)(8) or (9).
	Deadline to object to exemptions: The law permits debtors to keep certain property as exempt. If you believe that the law does not authorize an exemption claimed, you may file an objection.	Filing deadline: 30 days after the conclusion of the meeting of creditors
	Certificate of Completion of Financial Management Course due: Credit Counseling and Debtor Education Information can be found at http://www.usdoj.gov/ust/eo/bapcpa/ccde/index.htm	Filing deadline: 6/25/18
10. Proof of claim	No property appears to be available to pay creditors. Therefore, please do not file a proof of claim now. If it later appears that assets are available to pay creditors, the clerk will send you another notice telling you that you may file a proof of claim and stating the deadline.	
Please do not file a proof of claim unless you receive a notice to do so.		
11. Creditors with a foreign address	If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadlines in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.	
12. Exempt property	The law allows debtors to keep certain property as exempt. Fully exempt property will not be sold and distributed to creditors. Debtors must file a list of property claimed as exempt. You may inspect that list at the bankruptcy clerk's office or online at www.pacer.gov . If you believe that the law does not authorize an exemption that the debtors claim, you may file an objection. The bankruptcy clerk's office must receive the objection by the deadline to object to exemptions in line 9.	

COUNTY CLERK OFFICE
FILED

APR 02 2018 ✓

LISA A. HENDERSON
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Plaintiff,

v.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant.

KEVIN RANKER, aka KEVIN M. RANKER,
aka KEVIN M.M. RANER,

Garnishee Defendant.

²
No. 18-3-05026-28

CERTIFICATE OF SERVICE

The undersigned certifies that under penalty of perjury under the laws of the State of Washington, that on the date stated below, I caused delivery of a true and correct copy of the *Answer to Writ of Garnishment* and this *Certificate of Service* to the parties listed via First Class / US Mail.

Laurin S. Schweet, WSBA #16431
Schweet Linde & Coulson, PLLC
575 S. Michigan Street
Seattle, WA 98108
Attorney for Plaintiff / Judgment Creditor

Kathleen E. McNay
Aka Kathy McNay
904 East Avenue
Red Wing, MN 55066
Defendant

ORIGINAL

LS
[Handwritten signature]

DATED this 28th day of March 2018 in Bellingham, Washington.

CARMICHAEL CLARK, P.S.



SHELLY RIDD, Paralegal

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COUNTY CLERK OFFICE
FILED

APR 02 2018

LISA A. HENDERSON
SAN JUAN COUNTY, WASHINGTON

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IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Plaintiff,

vs.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant(s),

KEVIN RANKER, aka KEVIN M. RANKER,
aka KEVIN M.M. RANKER,

Garnishee Defendant.

Case No. 18-2-05026-28

ANSWER TO WRIT OF GARNISHMENT

SECTION I. On the date the writ of garnishment was issued as indicated by the date appearing on the last page of the writ:

- (A) The Defendant/Judgment Debtor KATHLEEN E. McNAY, aka KATHY McNAY (check one): was/were, was/were not employed by garnishee. If not employed and you have no possession or control of any funds of Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay indicate the last day of employment: _____; and complete section III of this answer and mail or deliver the forms as directed in the writ;
- (B) The Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay. (check one): did, did not maintain a financial account with Garnishee Defendant; and
- (C) The Garnishee Defendant (check one): did, did not have possession of or control over any funds, personal property, or effects of the Defendant Kathleen E. McNay, aka Kathy McNay, (List all of Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay's, personal property or effects in your possession or control on the last page of this answer form or attach a schedule if necessary.)

ANSWER TO WRIT OF GARNISHMENT - 1

SCHWEET LINDE & COULSON, PLLC

575 S. MICHIGAN ST.

SEATTLE, WA 98108

P (206) 275-1010 F (206) 381-0101

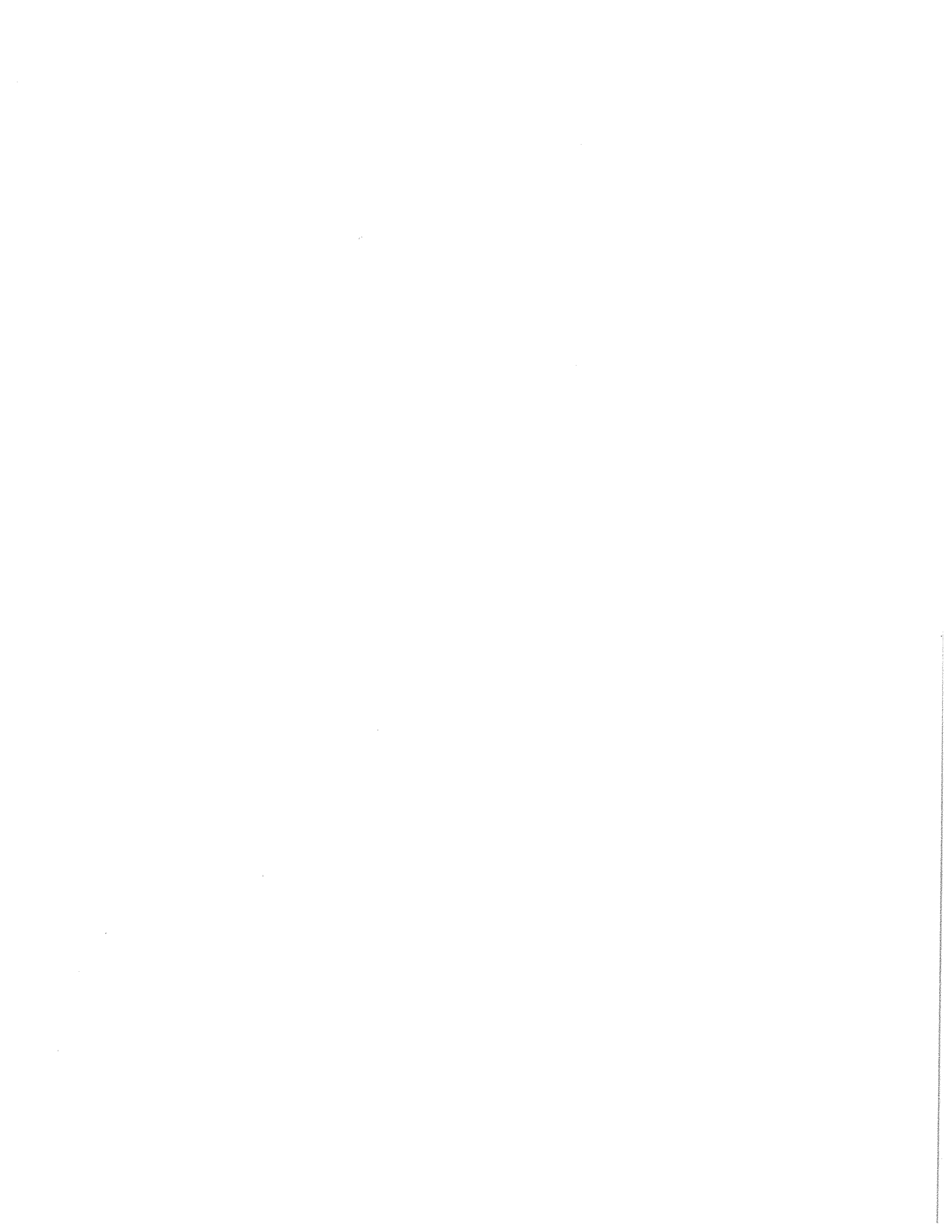
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The Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay, is the Garnishee Defendant Kevin Ranker's mother. Ms. McNay loaned money to Mr. Ranker in 2013, but there are no written agreements.

In early 2013, Ms. McNay loaned Mr. Ranker \$40,000.00 with the intent of loaning more. Later that year Mr. Ranker and his wife requested the remainder of the loan to purchase a lot next to their house and Ms. McNay agreed to help with that purchase. Ms. McNay provided \$109,026.64 towards the purchase, and Mr. Ranker and his wife provided an earnest money deposit in the amount of \$3,000.00. The total cost of the lot, including escrow costs, was \$112,026.64. At the time of purchase, Mr. Ranker and his wife owned a 25% interest in the lot (\$27,500.00) and Ms. McNay owned a 75% interest in the lot as security for the loan. The total loan amount at this time was \$40,000.00 + Ms. McNay's 75% share of the lot held as security (\$82,500.00) less the \$3,000.00 earnest money payment by Mr. Ranker = \$119,500.00. At the time of the purchase on August 1, 2013, it was agreed that Mr. Ranker and his wife would begin paying Ms. McNay \$1,000.00 beginning in the summer of 2014.

In June 2014, Mr. Ranker and his wife began their \$1,000.00 per month payments. As of March 15, 2018, Mr. Ranker and his wife have made 46 \$1,000.00/month payments towards the loan. The total payments made by Mr. Ranker is \$48,200.00. In October 2015, Ms. McNay quit claimed her interest in the property to Mr. Ranker and his wife as a sufficient amount of the loan had been paid. The total expenses Mr. Ranker and his wife covered for the lot while under joint ownership including taxes, road dues, upgrades, etc. was \$7,081.07. Therefore, the total amount Mr. Ranker and his wife have paid toward the loan is \$55,281.07. Thus, Mr. Ranker calculates the remaining amount owed to Ms. McNay on the loan is \$64,218.93.



COUNTY CLERKS OFFICE
FILED

Received 06-23-2017
FILED
06-28-2017
Clerk of Circuit Court
Pierce County, WI
2016CV000100

FEB 05 2018

STATE OF WISCONSIN

CIRCUIT COURT OF PIERCE COUNTY
SAN JUAN COUNTY, WASHINGTON

PIERCE COUNTY

Lake City Federal Bank
201 E. Marion Street
Lake City, MN 55041,

File No: 16-CV-100

Plaintiff,

18 2 0502628

vs.

**ORDER CONFIRMING SHERIFF'S SALE,
DISCHARGING RECEIVER AND FOR
ENTRY OF DEFICIENCY JUDGMENT**

Kathleen E. McNay
a/k/a Kathy McNay
904 East Avenue
Red Wing, MN 55066
Maiden Rock, WI 54750,

Case Type: Foreclosure of
Mortgage/ Other Contracts/
Money Judgment

Midland Funding, LLC
c/o Corporation Service Company, Registered Agent
8040 Excelsior Dr., Suite 400
Madison, WI 53717,

Code No.: 30301/30303/30404

Target National Bank
3701 Wayzata Blvd.
Minneapolis, MN 55416

County of Pierce
I hereby certify that this document is a full
true and correct copy of the original on file
and of record in my office and has been
compared by me.

Attest January 21, 2018
Kenneth J. Hines, Deputy

United States of America
Department of the Treasury- Internal Revenue Service
c/o United States Attorney's Office
Western District of Wisconsin
222 West Washington Ave., Suite 700
Madison, WI 53703, and

LVNV Funding LLC
c/o Corporation Service Company, Registered Agent
2711 Centerville Rd, Suite 400
Wilmington, DE 19808

Defendants.

This matter having duly come on for hearing on June 28, 2017, before the Honorable Joseph D. Boles, Circuit Court Judge, pursuant to Notice of Application for Confirmation of Sheriff's Sale.

The Plaintiff appeared by Speight & Lappegaard, P.A., by Kent W. Speight, its attorney. Defendant, Kathleen E. McNay, appeared in person. There were no other appearances by any other Party.

NOW, THEREFORE, on the application of Speight & Lappegaard, P.A., attorneys' for Plaintiff, the Court hereby makes the following Findings and Order.

FINDINGS

1. The Findings of Fact, Conclusions of Law, Order for Judgment and Judgment of foreclosure were entered in the above-entitled action on the 19th day of October, 2016 (the "Judgment") awarding the Plaintiff the sum of One Hundred Twenty-Three Thousand Three Hundred Twenty-Six and 75/100 Dollars (\$123,326.75) from the Defendant, Kathleen E. McNay, plus additional amounts added to the Judgment as provided herein, and foreclosing the mortgage of the Plaintiff on the Property owned by the Defendant, Kathleen E. McNay.
2. In accordance with paragraphs 3 and 10 of the Conclusions of Law contained in the Judgment, the Court issued its Order of Additional Amounts Due filed May 30, 2017 adding the sum of \$23,425.35 to the amount owing by the Defendant, Kathleen E. McNay, to the Plaintiff.
3. At the time of the sale the amount due the Plaintiff by the Defendant Kathleen E. McNay on said Judgment was One Hundred Forty-Six Thousand Seven Hundred Fifty-Two and 10/100 Dollars (\$146,752.10), including additional amounts added to the Judgment in accordance with the May 30, 2017 Order of the Court;

4. The premises described in the Judgment were sold at public auction pursuant to the said Judgment, and upon due notice as required by law, under the direction of the Sheriff of Pierce County, Wisconsin, on the 6th day of June, 2017, at the front entrance of the Pierce County Courthouse in the City of Ellsworth, Pierce County, State of Wisconsin;

5. The successful bidder at said sale was Lake City Federal Bank, who bid the sum of Sixty-Two Thousand and no/100 Dollars (\$62,000.00);

6. There is a deficiency due and owing the Plaintiff in the amount of Eighty-Four Thousand Seven Hundred Fifty-Two and 10/100 Dollars (\$84,752.10)

7. The Sheriff of Pierce County Wisconsin has filed with the court her Report of Sale and her Sheriff's Deed.

NOW THEREFORE IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

ORDER

1. As of the date of the Sheriff's Sale, there was due and owing to Plaintiff from Defendant, Kathleen E. McNay, the total sum of One Hundred Forty-Six Thousand Seven Hundred Fifty-Two and 10/100 Dollars (\$146,752.10), including additional amounts added to the Judgment as provided herein.

2. The sale of the mortgaged premises involved in the above-entitled action to Plaintiff for the amount bid of Sixty-Two Thousand Dollars (\$62,000.00) and the Sheriff's Report of Sale are hereby in all things approved and confirmed.

3. The Court finds that the fair market value of the mortgaged premises which is to be credited to the mortgage loan indebtedness found by the Court to be due is the sum of Sixty-Two Thousand Dollars (\$62,000.00), and represents fair market value to be applied to the total indebtedness found to be due Plaintiff.

4. The receiver, Bruce Carlstrom, President of Lake City Federal Bank, is discharged without any further liability hereunder.

5. The Clerk of Court shall immediately deliver the Sheriff's Deed to Plaintiff or its attorneys.

6. The Clerk shall enter a deficiency judgment herein against the Defendant, Kathleen E. McNay, in the sum of Eighty-Four Thousand Seven Hundred Fifty-Two and 10/100 Dollars (\$84,752.10) and the Plaintiff may have execution thereof. Plaintiff is not relinquishing any other rights or remedies it may have, including the right to enforce the Judgment and collect the amounts owing on the deficiency.

Electronically signed by Joseph D. Boles, Pierce County Circuit Judge

Dated _____, 2017
Circuit Court Judge

06/28/2017

BY THE COURT:

Joan P. White
San Juan County Clerk

PAY TO THE ORDER OF
SAN JUAN COUNTY CLERK
125107820 212012349
2/5/2018 2:48:17 PM
TRANS AMT \$290.00
RECEIPT # 28-2018-00265
CASE # 18-2-05026-28

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COUNTY CLERKS OFFICE
FILED

FEB 09 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

**SUPERIOR COURT OF THE STATE OF WASHINGTON
SAN JUAN COUNTY**

LAKE CITY FEDERAL BANK,
Plaintiff,

vs.

KATHLEEN McNAY,
Defendant.

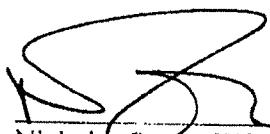
18-2-05026-28
NO. 18-2-0602628

**AFFIDAVIT OF ADDRESS OF
JUDGMENT CREDITOR AND
DEBTOR**

I certify on penalty of perjury that the following is true and correct to the best of my knowledge.

1. The name of the Judgment Debtor is Kathleen E. McNay a/k/a Kathy McNay, a/k/a Kathleen McNay Espinosa, Judgment Debtor. The last known address of the Judgment Debtor is 904 East Avenue, Red Wing, MN 55066.
2. The name of the Judgment Creditor is Lake City Federal Bank. The Judgment Creditor's address is 201 E. Marion Street, Lake City, MN 55041.
3. The deficiency judgment was filed on June 28, 2017. Under Section 806.15 of the Wisconsin Statutes the judgment is a lien on all real property of the judgment debtor for a period of 10 years from the date of entry.

Signed on 9 day of February 2019 in Friday Harbor, WA.


Nicholas Power WSBA #45974

THE LAW OFFICE OF NICHOLAS POWER
540 GUARD ST., SUITE 150
FRIDAY HARBOR, WA 98250
360.298.0464

COUNTY CLERKS OFFICE
FILED

FEB 09 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

SUPERIOR COURT OF THE STATE OF WASHINGTON
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,
Plaintiff,

vs.

KATHLEEN E. McNAY, a/k/a KATHY
McNAY,
Defendant.

18-2-0502628

NO. ~~18-2-0602628~~

JUDGMENT SUMMARY

JUDGMENT SUMMARY

JUDGMENT CREDITOR: Lake City Federal Bank

ATTORNEY FOR JUDGMENT CREDITOR: Nicholas Power WSBA #45974, 540
Guard St., Suite 150, Friday Harbor, WA 98250. Foreign Counsel, Kent Speight,
Speight & Lappegaard, P.A., 411 West Third Street, Red Wing, MN 55066

JUDGMENT DEBTOR: Kathleen E. McNay, a/k/a Kathy McNay.

TOTAL AMOUNT OF JUDGMENT: Eighty-Four Thousand Seven Hundred Fifty-Two
and 10/100 (\$84,752.10).

DATE OF ENTRY OF FOREIGN JUDGMENT: June 28, 2017

EXPIRATION DATE OF JUDGMENT: June 28, 2027, per Wisc. Code § 806.15.

ENTERED in open Court this 9th day of February 2018.


Hon. Kathryn Loring

JUDGMENT ASSIGNED

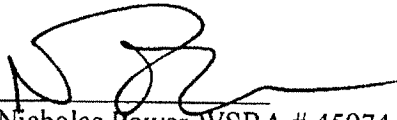
JUDGMENT SUMMARY-1

THE LAW OFFICE OF NICHOLAS POWER
540 GUARD ST., SUITE 150
FRIDAY HARBOR, WA 98250
360.298.0464

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Presented by:



Nicholas Power WSBA # 45974
Attorney for Judgment Creditor
540 Guard St., Suite 150
Friday Harbor, WA 98250
nickedpower@gmail.com
360.298.0464

THE LAW OFFICE OF NICHOLAS POWER
540 GUARD ST., SUITE 150
FRIDAY HARBOR, WA 98250
360.298.0464

COUNTY CLERKS OFFICE
FILED

FEB 12 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

SUPERIOR COURT OF THE STATE OF WASHINGTON
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,
Plaintiff,

NO. 18-2-0502628

vs.

DECLARATION OF SERVICE

KATHLEEN McNAY, a/k/a KATHY
McNAY
Defendant.

I declare under penalty of perjury that I caused to be mailed via First Class U.S. Mail a true and correct copy of the following documents to Ms. Kathleen McNay 904 East Avenue, Red Wing, MN 55066: 1) Letter of Notice of Domestication of Judgment, 2) Copy of the Judgment Filed in San Juan Superior Court, 3) Judgment Summary, and 4) Affidavit of Addresses.

DATED this 12th day of February 2018 in Friday Harbor, WA.



Nicholas Power WSBA 45974
Attorney for Plaintiff

THE LAW OFFICE OF NICHOLAS POWER
540 GUARD ST., SUITE 150
FRIDAY HARBOR, WA 98250
360.298.0464

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COUNTY CLERKS OFFICE
FILED

MAR 05 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

vs.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Case No. 18-2-05026-28

MOTION AND DECLARATION FOR
SUPPLEMENTAL PROCEEDINGS OF
KEVIN M. RANKER

Plaintiff,

Defendant(s),

Plaintiff Lake City Federal Bank moves pursuant to RCW 6.32.010 and RCW 6.32.030 for an order directing Kevin M. Ranker to appear at proceedings supplemental to execution herein. Plaintiff requests that, pursuant to RCW 6.32.130 and 4.28.080, the order may be served upon any person upon whom a summons can be served.

This motion is supported by the records and files herein, the Declaration of Laurin S. Schweet subjoined.

DATED this 2nd day of March, 2018.

SCHWEET LINDE & COULSON, PLLC
Laurin S. Schweet
Laurin S. Schweet, WSBA 16431
Attorney for Plaintiff

MOTION AND DECLARATION FOR
SUPPLEMENTAL PROCEEDINGS - 1

SCHWEET LINDE & COULSON, PLLC
575 S. MICHIGAN ST.
SEATTLE, WA 98108
P (206) 275-1010 F (206) 381-0101

 ORIGINAL

MS

DECLARATION

I, Laurin S. Schweet, declare as follows:

I am over the age of 18, and I make this declaration in that capacity based on personal knowledge.

Plaintiff has judgment against Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay, an individual, which was entered in this Court on February 9, 2018, of which an amount exceeding \$25.00 remains unpaid; I have reason to believe and do believe that Kevin M. Ranker, son of the Judgment Debtor, has knowledge concerning assets of the Judgment Debtor Kathleen E. McNay, aka Kathy McNay, which she is unjustly concealing and refusing to apply to the satisfaction of the judgment herein.

As counsel for Plaintiff, I am authorized to make this declaration on behalf of Plaintiff, and I am competent to testify to the facts contained herein.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed on March 2nd, 2018 in Seattle, Washington.



Laurin S. Schweet, WSBA 16431
Attorney for Plaintiff

COUNTY CLERKS OFFICE
FILED

MAR 05 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

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IN THE SUPERIOR COURT OF WASHINGTON FOR THE
COUNTY OF SAN JUAN

LAKE CITY FEDERAL BANK,

Plaintiff,

vs.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant(s),

Case No. 18-2-05026-28

NOTE FOR MOTION DOCKET

TO: Kevin Ranker, aka Kevin M. Ranker, aka Kevin M.M. Ranker

TO: Clerk of the Court.

Please take note that the issue of law in this case will be heard on the date below and the clerk is requested to note this issue on the motion docket for that day.

Hearing date: March 30, 2018 at 10:30 AM ✓

Nature of Motion: Supplemental Proceedings

Place: As Assigned: San Juan County Superior Court
San Juan County Courthouse
350 Court Street, 2nd Floor
Friday Harbor, WA 98250-0909

NOTE FOR MOTION DOCKET - 1

 ORIGINAL

SCHWEET LINDE & COULSON, PLLC

575 S. MICHIGAN ST.
SEATTLE, WA 98108

P (206) 275-1010 F (206) 381-0101

66

1 DATED March 2, 2018.

2 Noted By:

3 Schweet Linde & Coulson, PLLC

4 

5
6 Laurin S. Schweet, WSBA 16431
7 John McIntosh, WSBA 43113
8 Attorneys for Plaintiff
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NOTE FOR MOTION DOCKET - 2

SCHWEET LINDE & COULSON, PLLC
575 S. MICHIGAN ST.
SEATTLE, WA 98108
P (206) 275-1010 F (206) 381-0101

SCHWEET LINDE & COULSON , PLLC
575 South Michigan Street
Seattle, WA. 98108

COUNTY CLERKS OFFICE
FILED

MAR 05 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

March 2, 2018

SAN JUAN County Clerk
ATTN: Lisa
350 Court Street, #7
Friday Harbor, WA 98250

RE: Lake City Federal Bank vs. Kathleen E. McNay
San Juan County Cause No. 18-2-05026-28

PLEASE FIND ENCLOSED:

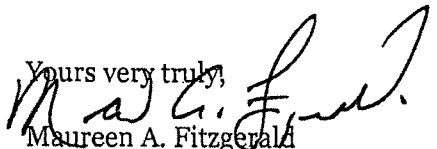
_____ Summons and Complaint & Cover Sheet
_____ Motion for Default
_____ XX APPLICATION AND AFFID OF WRIT OF GARN
_____ XX WRIT OF GARNISHMENT (2)
_____ Declaration of Sum Certain
_____ Declaration of Service
_____ Default Judgment
_____ Other:
_____ XX Check For: \$20.00
_____ Self-Addressed Stamped Envelope
_____ Note For Motion Docket
_____ **(Clerk, please note on calendar, copy
is for Judge's working papers.)**

PLEASE:

_____ XX File Documents
_____ And Present to Judge or Court
_____ Commissioner for approval & entry
_____ XX And ~~return~~ issued WRITS AND
_____ conformed copy OF APPLICATION *****
_____ And return receipt and this
_____ cover letter
_____ Return 1 **certified copy** of Default Judgment

Your assistance is appreciated.

Yours very truly,


Maureen A. Fitzgerald

Legal Assistant 206 381.0127

***** Hi Lisa: Please contact Leslie Brennan at Paperchase (360) 378-3345 when the Writs have been issued. I have provided 2 writs for issuance and an extra copy of the application to conform. Leslie will pick up the 2 issued writs and the conformed copy of the application. If you have any questions or concerns, please give me a call. Thank you so much.

mo

[Handwritten mark]

COUNTY CLERKS OFFICE
FILED

MAR 05 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

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IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Plaintiff,

vs.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant(s),

ISLANDERS BANK,

Garnishee Defendant.

Case No. 18-2-05026-28

APPLICATION AND DECLARATION FOR
WRIT OF GARNISHMENT

(FINANCIAL INSTITUTION)

THE UNDERSIGNED STATES:

Pursuant to RCW § 36.18.016(6), a fee of \$20 is submitted herewith, payable to the Clerk of the Court.

As attorney for the Plaintiff/Judgment Creditor, I am making this Application and Declaration for a Writ of Garnishment on Plaintiff/Judgment Creditor's behalf, pursuant to RCW § 6.27.060.

The facts are stated as follows:

1. Plaintiff/Judgment Creditor has a Judgment in this Court against Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay entered by Pierce County Circuit Court, Wisconsin, on June 28, 2017, and filed in this Court on February 9, 2018, which is wholly or partially unsatisfied.

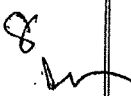
APPLICATION FOR WRIT OF GARNISHMENT - 1

SCHWEET LINDE & COULSON, PLLC

575 S. MICHIGAN ST.
SEATTLE, WA 98108

P (206) 275-1010 F (206) 381-0101

 ORIGINAL



1 2. The amount alleged to be due under the Judgment is \$84,752.10, plus the statutory
2 attorney's fees and costs of \$357.00 to be awarded upon completion of a successful
3 garnishment for a total amount due of \$85,109.10.

3 3. Plaintiff/Judgment Creditor has reason to believe, and does believe, that Garnishee
4 Defendant, whose place of business is located at 545 Park Street, Friday Harbor, WA
5 98250-0909, is indebted to Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy
6 McNay in amounts exceeding those exempted from garnishment by any state or federal
7 law.

6 4. Garnishee Defendant is not the employer of Defendant/Judgment Debtor Kathleen E.
7 McNay, aka Kathy McNay.

8 I declare under penalty of perjury under the laws of the state of Washington that the foregoing is
9 true and correct:
10

11 March 1, at Seattle, Washington
12 (Date and Place)

13 Laurin S. Schweet

14 Laurin S. Schweet, WSBA #16431
15 Schweet Linde & Coulson, PLLC
16 575 S. Michigan ST
17 Seattle, WA 98108
18 Telephone (206) 275-1010
19 Fax: (206) 381-0101
20 E-Mail: laurins@schweetlaw.com
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COUNTY CLERKS OFFICE
FILED

MAR 05 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

SCHWEET LINDE & COULSON , PLLC
575 South Michigan Street
Seattle, WA. 98108

March 2, 2018

SAN JUAN County Clerk
ATTN: Lisa
350 Court Street, #7
Friday Harbor, WA 98250

RE: Lake City Federal Bank vs. Kathleen E. McNay
San Juan County Cause No. 18-2-05026-28

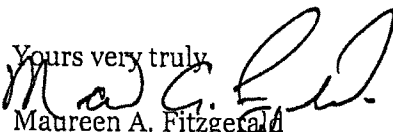
PLEASE FIND ENCLOSED:

- _____ Summons and Complaint & Cover Sheet
 - _____ Motion for Default
 - _____ **XX** APPLICATION AND AFFID OF WRIT OF GARN
 - _____ **XX** WRIT OF GARNISHMENT (2)
 - _____ Declaration of Sum Certain
 - _____ Declaration of Service
 - _____ Default Judgment
 - _____ Other:
 - _____ **XX** Check For: \$20.00
 - _____ Self-Addressed Stamped Envelope
 - _____ Note For Motion Docket
- (Clerk, please note on calendar, copy is for Judge's working papers.)**

PLEASE:

- _____ **XX** File Documents
- _____ And Present to Judge or Court
- _____ Commissioner for approval & entry
- _____ And ~~return~~ issued WRITS AND
- _____ conformed copy OF APPLICATION *****
- _____ And return receipt and this
- _____ cover letter
- _____ Return 1 **certified copy** of Default Judgment

Your assistance is appreciated.

Yours very truly

Maureen A. Fitzgerald
Legal Assistant 206 381.0127

***** Hi Lisa: Please contact Leslie Brennan at Paperchase (360) 378-3345 when the Writs have been issued. I have provided 2 writs for issuance and an extra copy of the application to conform. Leslie will pick up the 2 issued writs and the conformed copy of the application. If you have any questions or concerns, please give me a call. Thank you so much.

mo



COUNTY CLERKS OFFICE
FILED

MAR 05 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Plaintiff,

vs.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant(s),

KEVIN RANKER, aka KEVIN M. RANKER,
aka KEVIN M.M. RANKER,

Garnishee Defendant.

Case No. 18-2-05026-28

APPLICATION AND DECLARATION FOR
WRIT OF GARNISHMENT

THE UNDERSIGNED STATES:

Pursuant to RCW § 36.18.016(6), a fee of \$20 is submitted herewith, payable to the Clerk of the Court.

As attorney for the Plaintiff/Judgment Creditor, I am making this Application and Declaration for a Writ of Garnishment on Plaintiff/Judgment Creditor's behalf, pursuant to RCW § 6.27.060.

The facts are stated as follows:

1. Plaintiff/Judgment Creditor has a Judgment in this Court against Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay entered by Pierce County Circuit Court, Wisconsin, on June 28, 2017, and filed in this Court on February 9, 2018, which is wholly or partially unsatisfied.

APPLICATION FOR WRIT OF GARNISHMENT - 1

SCHWEET LINDE & COULSON, PLLC

575 S. MICHIGAN ST.
SEATTLE, WA 98108

P (206) 275-1010, F (206) 381-0101

 ORIGINAL

1 2. The amount alleged to be due under the Judgment is \$84,752.10, plus the statutory
2 attorney's fees and costs of \$357.00 to be awarded upon completion of a successful
3 garnishment for a total amount due of \$85,109.10.

3 3. Plaintiff/Judgment Creditor has reason to believe, and does believe, that Garnishee
4 Defendant, whose physical address is 611 Channel Road, Orcas Island, WA and whose
5 mailing address is P.O. Box 165, Deer Harbor, WA 98243-0165, is indebted to
6 Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay in amounts
7 exceeding those exempted from garnishment by any state or federal law.

8 4. Garnishee Defendant is not the employer of Defendant/Judgment Debtor Kathleen E.
9 McNay, aka Kathy McNay.

10 I declare under penalty of perjury under the laws of the state of Washington that the foregoing is
11 true and correct:

12 March 2, 2018 at Seattle, Washington
13 (Date and Place)

14 

15 Laurin S. Schweet, WSBA #16431
16 Schweet Linde & Coulson, PLLC
17 575 S. Michigan ST
18 Seattle, WA 98108
19 Telephone (206) 275-1010
20 Fax: (206) 381-0101
21 E-Mail: laurins@schweetlaw.com

COUNTY CLERKS OFFICE
FILED

MAR 07 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Plaintiff,

vs.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant(s),

ISLANDERS BANK,

Garnishee Defendant.

Case No. 18-2-05026-28

WRIT OF GARNISHMENT

(FINANCIAL INSTITUTION)

STATEMENT OF PLAINTIFF'S ATTORNEY TO FINANCIAL INSTITUTION

1. The Defendant/Judgment Debtor's last known residential address is 904 East Avenue, Red Wing, MN 55066
2. The Defendant/Judgment Debtor's Social Security Number is: xxx-xx-7004
3. The Defendant's account number is: any and all accounts, including but not limited to account #xxxxxxxx8571 and #xxxxxxxx5821

THE STATE OF WASHINGTON TO: ISLANDERS BANK

Garnishee Defendant

AND TO: KATHLEEN E. McNAY, aka KATHY McNAY

Defendant/Judgment

Debtor

The above-named Plaintiff/Judgment Creditor has applied for a writ of garnishment against you, claiming that the above-named Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay, is indebted to Plaintiff/Judgment Creditor and that the amount to be held to satisfy that indebtedness is \$85,109.10, consisting of:

WRIT OF GARNISHMENT - 1

SCHWEET LINDE & COULSON, PLLC

575 S. MICHIGAN ST.

SEATTLE, WA 98108

P (206) 275-1010 F (206) 381-0101

1	Balance on Judgment or Amount of Claim	\$ 84,752.10
	Interest under Judgment from 06/28/2017 to 3/01/2018	\$.00
2	Per Day Rate of Estimated Interest	\$.00 per day
	Taxable Costs and Attorneys' Fees	\$-0-
3	Estimated Garnishment Costs:	
	Filing and Ex Parte Fees	\$20
4	Service and Affidavit Fees	\$30
	Postage and Costs of Certified Mail	\$7
5	Answer Fee or Fees	\$-0-
	Garnishment Attorney Fee	\$300
6	Other	\$-0-

7 YOU ARE HEREBY COMMANDED, unless otherwise directed by the court, by the attorney of
8 record for the Plaintiff/Judgment Creditor, or by this writ, not to pay any debt, whether earnings
9 subject to this garnishment or any other debt, owed to the Defendant/Judgment Debtor Kathleen
10 E. McNay, aka Kathy McNay, at the time this writ was served and not to deliver, sell, or transfer,
11 or recognize any sale or transfer of, any personal property or effects of the Defendant/Judgment
12 Debtor Kathleen E. McNay, aka Kathy McNay, in your possession or control at the time when
13 this writ was served. Any such payment, delivery, sale, or transfer is void to the extent necessary
14 to satisfy the Plaintiff/Judgment Creditor's claim and costs for this writ with interest.

15 YOU ARE FURTHER COMMANDED to answer this writ according to the instructions in this
16 writ and in the answer forms and, within twenty days after the service of the writ upon you, to
17 mail or deliver the original of such answer to the court, one copy to the Plaintiff/Judgment
18 Creditor or the Plaintiff/Judgment Creditor's attorney, and one copy to the Defendant/Judgment
19 Debtor Kathleen E. McNay, aka Kathy McNay, at the address listed at the bottom of this writ.

20 If you owe the Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay, a debt
21 payable in money in excess of the amount set forth in the first paragraph of this writ, hold only
22 the amount set forth in the first paragraph and any processing fee if one is charged and release all
23 additional funds or property to Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy
24 McNay.

25 IF YOU FAIL TO ANSWER THIS WRIT AS COMMANDED, A JUDGMENT MAY BE
26 ENTERED AGAINST YOU FOR THE FULL AMOUNT OF THE PLAINTIFF/JUDGMENT
27 CREDITOR'S CLAIM AGAINST THE DEFENDANT/JUDGMENT DEBTOR KATHLEEN E.
28 McNAY, aka KATHY McNAY, WITH ACCRUING INTEREST, ATTORNEY FEES, AND
29 COSTS WHETHER OR NOT YOU OWE ANYTHING TO THE DEFENDANT/JUDGMENT
30 DEBTOR KATHLEEN E. McNAY, aka KATHY McNAY, IF YOU PROPERLY ANSWER
31 THIS WRIT, ANY JUDGMENT AGAINST YOU WILL NOT EXCEED THE AMOUNT OF
32 ANY NONEXEMPT DEBT OR THE VALUE OF ANY NONEXEMPT PROPERTY OR
33 EFFECTS IN YOUR POSSESSION OR CONTROL.

34 JUDGMENT MAY ALSO BE ENTERED AGAINST THE DEFENDANT/JUDGMENT
35 DEBTOR KATHLEEN E. McNAY, aka KATHY McNAY, FOR COSTS AND FEES
36 INCURRED BY THE PLAINTIFF/JUDGMENT CREDITOR.

Kathryn C. Loring

Witness, the Honorable _____, Judge of the above-entitled Court, and the seal thereof, this day of November, 2018.

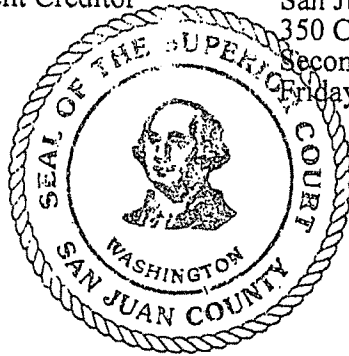
Laurin S. Schweet

Laurin S. Schweet, WSBA #16431
Schweet Linde & Coulson, PLLC
575 S. Michigan ST
Seattle, WA 98108
Telephone (206) 275-1010
Fax: (206) 381-0101
E-Mail: laurins@schweetlaw.com
Attorney for Plaintiff/Judgment Creditor

Jason P. White
Clerk of the Court

Yvonne A. Henderson
By

San Juan County Superior Court
350 Court Street
Second Floor
Friday Harbor, WA 98250



Kathleen E. McNay
aka Kathy McNay
904 East Ave.
Red Wing, MN 55066

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Joan P. White
San Juan County Clerk

PAY TO THE ORDER OF
SAN JUAN COUNTY CLERK
125107820 212012348
3/7/2018 3:00:22 PM
TRANS AMT \$20.00
RECEIPT # 28-2018-00474
CASE # 18-2-05026-28

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COUNTY CLERKS OFFICE
FILED

MAR 07 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,	
	Plaintiff,
vs.	
KATHLEEN E. McNAY, aka KATHY McNAY,	
	Defendant(s),
KEVIN RANKER, aka KEVIN M. RANKER, aka KEVIN M.M. RANKER,	
	Garnishee Defendant.

Case No. 18-2-05026-28
WRIT OF GARNISHMENT

STATEMENT OF PLAINTIFF'S ATTORNEY	
1. The Defendant/Judgment Debtor's last known residential address is 904 East Avenue, Red Wing, MN 55066,	
2. The Defendant/Judgment Debtor's Social Security Number is: xxx-xx-7004	
3. The Defendant's account number is: any and all payments due to Defendant/Judgment Debtor, Kathleen McNay, by virtue of a written or oral contract or agreement for purchase of real estate or on account of any loan made by the Judgment Debtor to or on behalf of Kevin Ranker, aka Kevin M. Ranker, aka Kevin M.M. Ranker, Garnishee Defendant	

THE STATE OF WASHINGTON TO: <u>KEVIN RANKER, aka KEVIN M. RANKER, aka KEVIN M.M. RANKER</u>	Garnishee Defendant
AND TO: <u>KATHLEEN E. McNAY, aka KATHY McNAY</u>	Defendant/Judgment Debtor

WRIT OF GARNISHMENT - 1

SCHWEET LINDE & COULSON, PLLC
575 S. MICHIGAN ST.
SEATTLE, WA 98108
P(206) 275-1010 F(206) 381-0101

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DL

1 The above-named Plaintiff/Judgment Creditor has applied for a writ of garnishment against you,
2 claiming that the above-named Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy
3 McNay, is indebted to Plaintiff/Judgment Creditor and that the amount to be held to satisfy that
4 indebtedness is \$85,109.10, consisting of:

5 Balance on Judgment or Amount of Claim	\$ 84,752.10
6 Interest under Judgment from 06/28/2017 to 3/1/2018	\$.00
7 Per Day Rate of Estimated Interest	\$.00 per day
8 Taxable Costs and Attorneys' Fees	\$-0-
9 Estimated Garnishment Costs:	
10 Filing and Ex Parte Fees	\$20
11 Service and Affidavit Fees	\$30
12 Postage and Costs of Certified Mail	\$7
13 Answer Fee or Fees	\$-0-
14 Garnishment Attorney Fee	\$300
15 Other	\$-0-

16 YOU ARE HEREBY COMMANDED, unless otherwise directed by the court, by the attorney of
17 record for the Plaintiff/Judgment Creditor, or by this writ, not to pay any debt, whether earnings
18 subject to this garnishment or any other debt, owed to the Defendant/Judgment Debtor Kathleen
19 E. McNay, aka Kathy McNay, at the time this writ was served and not to deliver, sell, or transfer,
20 or recognize any sale or transfer of, any personal property or effects of the Defendant/Judgment
21 Debtor Kathleen E. McNay, aka Kathy McNay, in your possession or control at the time when
22 this writ was served. Any such payment, delivery, sale, or transfer is void to the extent necessary
23 to satisfy the Plaintiff/Judgment Creditor's claim and costs for this writ with interest.

24 YOU ARE FURTHER COMMANDED to answer this writ according to the instructions in this
25 writ and in the answer forms and, within twenty days after the service of the writ upon you, to
26 mail or deliver the original of such answer to the court, one copy to the Plaintiff/Judgment
Creditor or the Plaintiff/Judgment Creditor's attorney, and one copy to the Defendant/Judgment
Debtor Kathleen E. McNay, aka Kathy McNay, at the address listed at the bottom of this writ.

If you owe the Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay, a debt
payable in money in excess of the amount set forth in the first paragraph of this writ, hold only
the amount set forth in the first paragraph and any processing fee if one is charged and release all
additional funds or property to Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy
McNay.

IF YOU FAIL TO ANSWER THIS WRIT AS COMMANDED, A JUDGMENT MAY BE
ENTERED AGAINST YOU FOR THE FULL AMOUNT OF THE PLAINTIFF/JUDGMENT
CREDITOR'S CLAIM AGAINST THE DEFENDANT/JUDGMENT DEBTOR KATHLEEN E.
McNAY, aka KATHY McNAY, WITH ACCRUING INTEREST, ATTORNEY FEES, AND
COSTS WHETHER OR NOT YOU OWE ANYTHING TO THE DEFENDANT/JUDGMENT
DEBTOR KATHLEEN E. McNAY, aka KATHY McNAY. IF YOU PROPERLY ANSWER
THIS WRIT, ANY JUDGMENT AGAINST YOU WILL NOT EXCEED THE AMOUNT OF
ANY NONEXEMPT DEBT OR THE VALUE OF ANY NONEXEMPT PROPERTY OR
EFFECTS IN YOUR POSSESSION OR CONTROL.

JUDGMENT MAY ALSO BE ENTERED AGAINST THE DEFENDANT/JUDGMENT
DEBTOR KATHLEEN E. McNAY, aka KATHY McNAY, FOR COSTS AND FEES
INCURRED BY THE PLAINTIFF/JUDGMENT CREDITOR.

WRIT OF GARNISHMENT - 2

SCHWEET LINDE & COULSON, PLLC

575 S. MICHIGAN ST.
SEATTLE, WA 98108
P (206) 275-1010 F (206) 381-0101

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Kathryn C. Loring

Witness, the Honorable _____, Judge of the above-entitled Court, and the seal thereof, this 7 day of March, 2018.

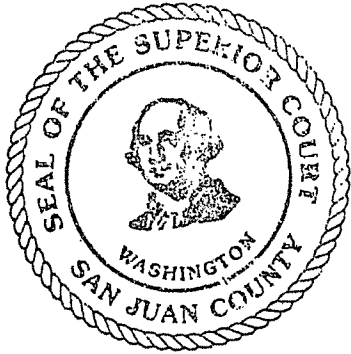
Laurin S. Schweet
Laurin S. Schweet, WSBA #16431
Schweet Linde & Coulson, PLLC
575 S. Michigan ST
Seattle, WA 98108
Telephone (206) 275-1010
Fax: (206) 381-0101
E-Mail: laurins@schweetlaw.com
Attorney for Plaintiff/Judgment Creditor

James A. White
Clerk of the Court

By Yia A. Hinder

San Juan County Superior Court
350 Court Street
Second Floor
Friday Harbor, WA 98250

Kathleen E. McNay
aka Kathy McNay
904 East Ave.
Red Wing, MN 55066



Jean P. White
San Juan County Clerk

PAY TO THE ORDER OF
SAN JUAN COUNTY CLERK
125107820 212012340
3/7/2018 2:58:03 PM
TRANS AMT \$20.00
RECEIPT # 28-2018-00473
CASE # 18-2-05026-26

MAR 12 2018

JOAN P. WHITE
SAN JUAN COUNTY, WASHINGTON

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IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,	
	Plaintiff,
vs.	
KATHLEEN E. McNAY, aka KATHY McNAY,	Defendant(s),
ISLANDERS BANK,	
	Garnishee Defendant.

Case No. 18-2-05026-28

ANSWER TO WRIT OF GARNISHMENT
(FINANCIAL INSTITUTION)

SECTION I. On the date the writ of garnishment was issued as indicated by the date appearing on the last page of the writ:

- (A) The Defendant/Judgment Debtor KATHLEEN E. McNAY, aka KATHY McNAY (check one): was/were, was/were not employed by garnishee. If not employed and you have no possession or control of any funds of Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay indicate the last day of employment: _____; and complete section III of this answer and mail or deliver the forms as directed in the writ;
- (B) The Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay. (check one): did, did not maintain a financial account with Garnishee Defendant; and
- (C) The Garnishee Defendant (check one): did, did not have possession of or control over any funds, personal property, or effects of the Defendant Kathleen E. McNay, aka Kathy McNay, (List all of Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay's, personal property or effects in your possession or control on the last page of this answer form or attach a schedule if necessary.)

13
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1 SECTION II. At the time of service of the writ of garnishment on the Garnishee Defendant there
2 was due and owing from the garnishee to the above-named Defendant/Judgment Debtor
Kathleen E. McNay, aka Kathy McNay, \$ 0.00.

3 If there is any uncertainty about your answer, give an explanation on the last page or on an
4 attached page.

5 SECTION III. An attorney may answer for the Garnishee Defendant.

6 Under penalty of perjury, I affirm that I have examined this answer, including accompanying
7 schedules, and to the best of my knowledge and belief it is true, correct, and complete.

8 Islanders Bank
Signature of Garnishee Defendant

3-9-18
Date

9 [Signature]
Signature of person answering for Garnishee
10 Defendant

Operations Department
Connection with Garnishee Defendant

11 Tito Bayas
Print name of person signing

COUNTY CLERK OFFICE
FILED

APR 02 2018

LISA A. HENDERSON
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Plaintiff,

vs.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant(s),

KEVIN RANKER, aka KEVIN M. RANKER,
aka KEVIN M.M. RANKER,

Garnishee Defendant.

Case No. 18-2-05026-28

ANSWER TO WRIT OF GARNISHMENT

SECTION I. On the date the writ of garnishment was issued as indicated by the date appearing on the last page of the writ:

- (A) The Defendant/Judgment Debtor KATHLEEN E. McNAY, aka KATHY McNAY (check one): was/were, was/were not employed by garnishee. If not employed and you have no possession or control of any funds of Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay indicate the last day of employment: _____; and complete section III of this answer and mail or deliver the forms as directed in the writ;
- (B) The Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay. (check one): did, did not maintain a financial account with Garnishee Defendant; and
- (C) The Garnishee Defendant (check one): did, did not have possession of or control over any funds, personal property, or effects of the Defendant Kathleen E. McNay, aka Kathy McNay, (List all of Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay's, personal property or effects in your possession or control on the last page of this answer form or attach a schedule if necessary.)

ANSWER TO WRIT OF GARNISHMENT - 1

SCHWEET LINDE & COULSON, PLLC

575 S. MICHIGAN ST.

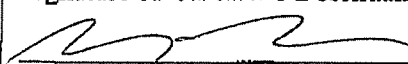
SEATTLE, WA 98108

P (206) 275-1010 F (206) 381-0101

ORIGINAL

1 SECTION II. At the time of service of the writ of garnishment on the Garnishee Defendant there
2 was due and owing from the garnishee to the above-named Defendant/Judgment Debtor
Kathleen E. McNay, aka Kathy McNay, \$ 64,218.93 - see attached explanation
3 If there is any uncertainty about your answer, give an explanation on the last page or on an
4 attached page.

5 SECTION III. An attorney may answer for the Garnishee Defendant.
6 Under penalty of perjury, I affirm that I have examined this answer, including accompanying
7 schedules, and to the best of my knowledge and belief it is true, correct, and complete.

8	Signature of Garnishee Defendant	Date
9	 3/28/18	Attorney
10	Signature of person answering for Garnishee Defendant	Connection with Garnishee Defendant
11	Bryan L. Page WSBA #38358	PO Box 165
12	Print name of person signing	Deer Harbor, WA 98243
13		Address of Garnishee Defendant

The Defendant/Judgment Debtor Kathleen E. McNay, aka Kathy McNay, is the Garnishee Defendant Kevin Ranker's mother. Ms. McNay loaned money to Mr. Ranker in 2013, but there are no written agreements.

In early 2013, Ms. McNay loaned Mr. Ranker \$40,000.00 with the intent of loaning more. Later that year Mr. Ranker and his wife requested the remainder of the loan to purchase a lot next to their house and Ms. McNay agreed to help with that purchase. Ms. McNay provided \$109,026.64 towards the purchase, and Mr. Ranker and his wife provided an earnest money deposit in the amount of \$3,000.00. The total cost of the lot, including escrow costs, was \$112,026.64. At the time of purchase, Mr. Ranker and his wife owned a 25% interest in the lot (\$27,500.00) and Ms. McNay owned a 75% interest in the lot as security for the loan. The total loan amount at this time was \$40,000.00 + Ms. McNay's 75% share of the lot held as security (\$82,500.00) less the \$3,000.00 earnest money payment by Mr. Ranker = \$119,500.00. At the time of the purchase on August 1, 2013, it was agreed that Mr. Ranker and his wife would begin paying Ms. McNay \$1,000.00 beginning in the summer of 2014.

In June 2014, Mr. Ranker and his wife began their \$1,000.00 per month payments. As of March 15, 2018, Mr. Ranker and his wife have made 46 \$1,000.00/month payments towards the loan. The total payments made by Mr. Ranker is \$48,200.00. In October 2015, Ms. McNay quit claimed her interest in the property to Mr. Ranker and his wife as a sufficient amount of the loan had been paid. The total expenses Mr. Ranker and his wife covered for the lot while under joint ownership including taxes, road dues, upgrades, etc. was \$7,081.07. Therefore, the total amount Mr. Ranker and his wife have paid toward the loan is \$55,281.07. Thus, Mr. Ranker calculates the remaining amount owed to Ms. McNay on the loan is \$64,218.93.

COUNTY CLERK OFFICE
FILED

APR 02 2018 ✓

LISA A. HENDERSON
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Plaintiff,

v.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant.

KEVIN RANKER, aka KEVIN M. RANKER,
aka KEVIN M.M. RANER,

Garnishee Defendant.

No. 18-²~~3~~-05026-28

CERTIFICATE OF SERVICE

The undersigned certifies that under penalty of perjury under the laws of the State of Washington, that on the date stated below, I caused delivery of a true and correct copy of the *Answer to Writ of Garnishment* and this *Certificate of Service* to the parties listed via First Class / US Mail.

Laurin S. Schweet, WSBA #16431
Schweet Linde & Coulson, PLLC
575 S. Michigan Street
Seattle, WA 98108
Attorney for Plaintiff / Judgment Creditor

Kathleen E. McNay
Aka Kathy McNay
904 East Avenue
Red Wing, MN 55066
Defendant

CERTIFICATE OF SERVICE - Page 1



CARMICHAEL CLARK, P.S.
ATTORNEYS AT LAW

P.O. Box 5226
Bellingham, WA 98227
P. 360 647 1500 • F. 360 647 1501

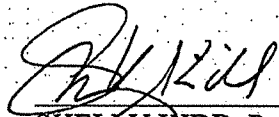
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DATED this 28th day of March 2018 in Bellingham, Washington.

CARMICHAEL CLARK, P.S.



SHELLY RIDD, Paralegal

COUNTY CLERK OFFICE
FILED

APR 16 2018

LISA A. HENDERSON
SAN JUAN COUNTY, WASHINGTON

IN THE SUPERIOR COURT OF WASHINGTON FOR
SAN JUAN COUNTY

LAKE CITY FEDERAL BANK,

Plaintiff,

vs.

KATHLEEN E. McNAY, aka KATHY
McNAY,

Defendant(s),

Case No. 18-2-05026-28

NOTICE OF DEFENDANT KATHLEEN E.
McNAY, aka KATHY McNAY,
BANKRUPTCY FILING

COMES NOW the Plaintiff, LAKE CITY FEDERAL BANK, by and through its counsel,
Schweet Linde & Coulson, PLLC, and Michael M. Sperry, and gives notice to the Court that
Defendant, KATHLEEN E. McNAY, aka KATHY McNAY ("Defendant"), filed a voluntary
Chapter 7 bankruptcy case on March 24, 2018, in the United States Bankruptcy Court for the
District of Minnesota, Case Number 18-30860-WJF. A true and correct copy of Defendant's
Notice of Chapter 7 Bankruptcy Case is attached hereto as **Exhibit A** and incorporated herein by
this reference. The filing of the bankruptcy case operates as a stay against the continuation of
this action against Defendant, 11 U.S.C. §§362(a)(1) and (6), enforcement against actions against
the Defendant and property of her bankruptcy estate, 11 U.S.C. §362(a)(2), any act to obtain

NOTICE OF DEFENDANT BANKRUPTCY FILING

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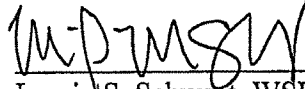
SCHWEET LINDE & COULSON, PLLC
575 S. MICHIGAN ST.
SEATTLE, WA 98108
P (206) 275-1010 F (206) 381-0101

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1 control of property of Defendant's bankruptcy estate, 11 U.S.C. §362(a)(3), any act to create or
2 enforce a lien against property of the estate, 11 U.S.C. §362(a)(4), and any act to create or
3 enforce a lien against the property of the Defendant for a claim that arose before the
4 commencement of Defendant's bankruptcy, 11 U.S.C. §362(a)(5). Plaintiff therefore requests
5 that this Court stay this matter, including any applicable deadlines that had not expired upon the
6 commencement of the case, with regard to Defendant and property of the Defendant pending
7 further notification, from either Plaintiff or Defendant, that the bankruptcy stay no longer applies
8 to the continuation of this action, subject to the potential discharge of Defendant under 11 U.S.C.
9 §727.
10

11 DATED this 12th day of April, 2018.


12 SCHWEET LINDE & COULSON, PLLC

13 

14 Laurin S. Schweet, WSBA 16431

15 Michael M. Sperry, WSBA 43760

16 Attorneys for Plaintiff
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Information to identify the case:		
Debtor 1	Kathleen E McNay	Social Security number or ITIN xxx-xx-7004
	First Name Middle Name Last Name	EIN
Debtor 2 (Spouse, if filing)		Social Security number or ITIN
	First Name Middle Name Last Name	EIN
United States Bankruptcy Court District of Minnesota		Date case filed for chapter 7 3/24/18
Case number: 18-30860 - WJF		
You can receive court notices and orders by email instead of U.S. Mail via these two options:	For creditors: Register for Electronic Bankruptcy Noticing at ebn.uscourts.gov .	For debtors: Register for Debtor Electronic Bankruptcy Noticing (DeBN) at www.mnb.uscourts.gov/debn 

**Official Form 309A (For Individuals or Joint Debtors)
Notice of Chapter 7 Bankruptcy Case -- No Proof of Claim Deadline** 12/15

For the debtors listed above, a case has been filed under chapter 7 of the Bankruptcy Code. An order for relief has been entered.

This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtors or the debtors' property. For example, while the stay is in effect, creditors cannot sue, garnish wages, assert a deficiency, repossess property, or otherwise try to collect from the debtors. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although debtors can ask the court to extend or impose a stay.

The debtors are seeking a discharge. Creditors who assert that the debtors are not entitled to a discharge of any debts or who want to have a particular debt excepted from discharge may be required to file a complaint in the bankruptcy clerk's office within the deadlines specified in this notice. (See line 9 for more information.)

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or through PACER (Public Access to Court Electronic Records at www.pacer.gov).

The staff of the bankruptcy clerk's office cannot give legal advice.

To help creditors correctly identify debtors, debtors submit full Social Security or Individual Taxpayer Identification Numbers, which may appear on a version of this notice. However, the full numbers must not appear on any document filed with the court.

Do not file this notice with any proof of claim or other filing in the case. Do not include more than the last four digits of a Social Security or Individual Taxpayer Identification Number in any document, including attachments, that you file with the court.

	About Debtor 1:	About Debtor 2:
1. Debtor's full name	Kathleen E McNay	
2. All other names used in the last 8 years		
3. Address	904 East Avenue Red Wing, MN 55066	
4. Debtor's attorney Name and address	Larry D. Johnson Johnson Law RW, LLC 2000 West Main St Ste 346 Red Wing, MN 55066	Contact phone 651-327-2520 Email: johnsonlawrw@gmail.com
5. Bankruptcy trustee Name and address	Mary Jo A Jensen-Carter Buckley & Jensen 1257 Gun Club Road White Bear Lake, MN 55110	Contact phone 651-486-7475 Email: tristee@buckleyjensen.comcasibiz.net

Debtor Kathleen E McNay

Case number: 18-30860

<p>6. Bankruptcy clerk's office</p> <p>Documents in this case may be filed at this address. You may inspect all records filed in this case at this office or online at www.pacer.gov.</p>	<p>200 Warren E Burger Federal Building and US Courthouse 316 N Robert St St Paul, MN 55101</p>	<p>Hours open: Monday - Friday: 8:00am - 5:00pm Contact phone: 651-848-1000 Web address: www.mnb.uscourts.gov</p> <p>Date: 3/26/18</p>
<p>7. Meeting of creditors</p> <p>Debtors must attend the meeting to be questioned under oath. In a joint case, both spouses must attend. Creditors may attend, but are not required to do so.</p>	<p>April 26, 2018 at 10:00 AM</p> <p>The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.</p>	<p>Location:</p> <p>U S Courthouse Rm 402, 316 N Robert St, St Paul, MN 55101</p>
<p>8. Presumption of abuse</p> <p>If the presumption of abuse arises, you may have the right to file a motion to dismiss the case under 11 U.S.C. § 707(b). Debtors may rebut the presumption by showing special circumstances.</p>	<p>The presumption of abuse does not arise.</p>	
<p>9. Deadlines</p> <p>The bankruptcy clerk's office must receive these documents and any required filing fee by the following deadlines.</p>	<p>File by the deadline to object to discharge or to challenge whether certain debts are dischargeable:</p> <p>Filing deadline: 6/25/18</p> <p>You must file a motion:</p> <ul style="list-style-type: none"> If you assert that the debtor is not entitled to receive a discharge of any debts under any of the subdivisions of 11 U.S.C. § 727(a)(2) through (7), or If you want to have a debt excepted from discharge under 11 U.S.C. § 523(a)(2), (4), or (6). <p>You must file a complaint:</p> <ul style="list-style-type: none"> If you assert that the debtor is not entitled to receive a discharge of any debts under any of the subdivisions of 11 U.S.C. § 727(a)(2) through (7), or If you want to have a debt excepted from discharge under 11 U.S.C. § 523(a)(2), (4), or (6). <hr/> <p>Deadline to object to exemptions:</p> <p>The law permits debtors to keep certain property as exempt. If you believe that the law does not authorize an exemption claimed, you may file an objection.</p> <p>Filing deadline: 30 days after the conclusion of the meeting of creditors</p> <hr/> <p>Certificate of Completion of Financial Management Course due:</p> <p>Credit Counseling and Debtor Education Information can be found at http://www.usdoj.gov/us/ba/bapcpa/ccde/index.htm</p> <p>Filing deadline: 6/25/18</p>	
<p>10. Proof of claim</p> <p>Please do not file a proof of claim unless you receive a notice to do so.</p>	<p>No property appears to be available to pay creditors. Therefore, please do not file a proof of claim now. If it later appears that assets are available to pay creditors, the clerk will send you another notice telling you that you may file a proof of claim and stating the deadline.</p>	
<p>11. Creditors with a foreign address</p>	<p>If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadlines in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.</p>	
<p>12. Exempt property</p>	<p>The law allows debtors to keep certain property as exempt. Fully exempt property will not be sold and distributed to creditors. Debtors must file a list of property claimed as exempt. You may inspect that list at the bankruptcy clerk's office or online at www.pacer.gov. If you believe that the law does not authorize an exemption that the debtors claim, you may file an objection. The bankruptcy clerk's office must receive the objection by the deadline to object to exemptions in line 9.</p>	

18-2-05026-28
SHRTS 17
Sheriff's Return on Service
3908628



COUNTY CLERK OFFICE
FILED

SEP 25 2018

LISA A. HENDERSON
SAN JUAN COUNTY, WASHINGTON

Office of the Sheriff of San Juan County, Washington
SHERIFF'S RETURN OF SERVICE

STATE OF WASHINGTON)

Cause No. 18-2-0512628

SS.

Sheriff CD# 18-0280

COUNTY OF SAN JUAN)

CITIBANK, N.A.

vs

Steven A. Siegel

Plaintiff

Defendant

I, RON KREBS, Sheriff of San Juan County, State of Washington, do hereby certify that I received: SUPERIOR COURT OF WASHINGTON COUNTY OF SAN JUAN; CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, its successors and/or assigns, Plaintiff, v. Steven A. Siegel, AND JOHN AND JANE DOE, UNKNOWN OCCUPANTS OF THE PREMISES, Defendant(s).; Case No. 18-2-0512628; EVICTION SUMMONS; COMPLAINT FOR UNLAWFUL DETAINER; Declaration re: Service Members Civil Relief Act on the 21st day of September, 2018 and that I served the same on the 22nd day of September, 2018 at the hour of 2:43 PM within the County of San Juan, State of Washington, as follows:

PERSONAL: By delivering to and leaving with:

Steven A. Siegel

496 Lookout Loop, Eastsound, WA 98245

(Name)

(Address)

Dated this 25th day of September, 2018.

RON KREBS

Sheriff of San Juan County, Washington

FOR: Sam Fowler, Deputy

BY: *[Signature]*

SHERIFF'S FEES:

Service.....	\$ <u>30.00</u>
Travel	\$ <u>15.00</u>
Notary	\$ _____
Return	\$ <u>15.00</u>
<hr/>	
Total	\$ <u>60.00</u>

FOR USE ON FEDERAL OR OUT OF STATE SERVICE	
Subscribed and sworn to before me this	
_____ day of _____	_____ 2018
NOTARY PUBLIC in and for the State of Washington residing	
in Friday Harbor.	
My commission expires _____	

ORIGINAL

[Handwritten initials]



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED (See back of last page for instructions)

Check box if partial sale of property If multiple owners, list percentage of ownership next to name.

Form with fields for Seller/Grantor (Kathleen McNay) and Buyer/Grantee (Kevin Ranker, Katharina Torri) including mailing addresses, phone numbers, and tax correspondence information.

Street address of property: 11111 Deer Harbor Road, Eastsound, WA 98245. This property is located in San Juan County.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit): Lot 3, Short Plat of Harbor Vista Estate, according to the Plat thereof recorded in Vol. 6 of Short Plats, at pages 106 and 106A, in the office of the Auditor of San Juan County.

Select Land Use Code(s): 91

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES NO [X]

Is this property designated as forest land per chapter 84.33 RCW? YES NO [X]

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES NO [X]

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO [X]

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below.

This land [] does [] does not qualify for continuance.

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below.

(3) OWNER(S) SIGNATURE

PRINT NAME

List all personal property (tangible and intangible) included in selling price.

Field for personal property listing with a circled '0' indicating no property listed.

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A - 201(1)

Reason for exemption Gift: no consideration

Type of Document Quitclaim Deed

Date of Document October 19, 2015

Summary of taxes and fees: Gross Selling Price \$0, Exemption Claimed \$0, Excise Tax: State \$0.00, Local \$0.00, Total Due \$10.00.

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

Signature section with fields for Grantor/Grantor's Agent (Kathleen Elizabeth McNay) and Grantee/Grantee's Agent (Kevin Ranker) including dates and cities.

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00) or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001ae (a) (2/1/08) SAN JUAN COUNTY, WA, REAL ESTATE EXCISE TAX ONLY COUNTY TREASURER

AMOUNT PAID \$ 0 OCT 21 2015 076715

RHONDA PEDERSON COUNTY TREASURER



State of Washington
Department of Revenue
Miscellaneous Tax Section
PO Box 47477
Olympia WA 98504-7477

REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. **DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) _____ certify that the _____
(type of instrument), dated _____, was delivered to me in escrow by _____
(seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow: _____

Signature Firm Name

2. **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ 25,600 to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"**Consideration**" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "**Consideration**" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A: Gifts with consideration

1. Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ _____ and has received from the grantee (buyer) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. Grantee (buyer) will make payments on _____ % of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B: Gifts without consideration

1. There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. Grantor (seller) has made and will continue to make 100% of the payments on total debt of _____ and has not received any consideration towards equity. No tax is due.
3. Grantee (buyer) has made and will continue to make 100% of the payments on total debt of _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? YES NO

If grantor (seller) was on title as co-signer only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

[Signature]
Grantor's Signature 10/19/15

[Signature] 10-21-15
Grantee's Signature

3. **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213.
NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

For tax assistance visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.