Notice and service records

Different documents. Different dates. Different events.

What this reader contains

Page 2: one supplied scan of the November 10, 2025 notice demanding $27,205.28 and payment or departure within three days of service. The second supplied scan carries the same printed date and substantive demand; the filenames alone do not establish posting dates.

Lawsuit service is a separate event

Pages 3-5: complete three-page return describing November 25 service through ABC's registered agent, including the receipt page. Pages 6-7: complete two-page return describing November 25 service at the home. Both returns were signed November 26 and filed December 5, 2025, in case 25-2-13363-5.

The limits matter

The returns identify the summons, complaint, case schedule and cover sheet. They do not certify service of the earlier cure notice or prove three consecutive days of door/window postings. The home return includes the server's account of employee refusal and dropping packets at her feet; that account is retained.

Read the complaint separately

The November 24 complaint, paragraphs 13-14 (existing public reader p. 4), identifies November 14 as the notice date and alleges affixing a notice in two conspicuous places. It is the plaintiffs' allegation, not an independently verified posting log or a finding that service was lawful.

Privacy and source treatment

These are source-page facsimiles with privacy redactions, not recreated notices. Street addresses, unrelated contact details, individual recipient and server identifiers, signatures and selected location identifiers are removed. Material dates, amounts, service descriptions and unfavorable context remain. Originals are preserved privately.

Outcome

The property dispute ended through negotiated settlement and dismissals. This reader does not establish an adjudicated debt, an executed eviction or a merits finding of wrongdoing.

Public copy: attorney names and firm identification redacted.

[redacted]

[redacted]

Romeo Belocura, Jr and
Annie Rhea Augusto

November 10, 2025

ABC Elder Care Inc
[redacted]

Re: **Notice to Cure –** [redacted]

To ABC Elder Care Inc:

This letter is being sent to you pursuant to RCW 59.12.03 and is in follow up to the prior letter dated October 20, 2025.

As of October 20, 2025, you were in default of the Lease Agreement and Lease Amendment. The total amount due as of this date is now $27,205.28.

Failure to pay or vacate within 3 days of service of this letter will result in a lawsuit for unlawful detainer and for your removal from the property. Payment should be made directly to Jun Christopher Capinpin and Aileen Grace Capinpin and at the address set forth below:

Jun Christopher Capinpin and Aileen Grace Capinpin
[redacted]

Again, if any portion of the amount due remains 3 days after service of this letter, then a lawsuit shall be commenced for your removal from the premises and for collection of all amounts legally due, including, but not limited to, attorney fees, and court costs.

Very truly yours,

[redacted]

Counsel for Landlord Jun and Aileen Capinpin

E-FILED
IN COUNTY CLERK'S OFFICE
PIERCE COUNTY, WASHINGTON

December 05 2025 9:36 AM

PIERCE COUNTY CLERK
NO: 25-2-13363-5

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

JUN CHRISTOPHER CAPINPIN and AILEEN GRACE CAPINPIN, Plaintiffs ABC ELDER CARE, INC, a Washington corporation, and Unknown Occupants [redacted] Defendants	NO. 25-2-13363-5 **RETURN OF SERVICE**

***I Declare**:*

1. I am over the age of 18 years, I am not a party to nor interested in this action.

2. I served ABC Elder Care, Inc., by and through their Registered Agent, Anderson Register Agents, Inc., with ONE true and correct copy of the following documents:

   1) SUMMONS
   2) COMPLAINT
   3) CASE SCHEDULE
   4) CASE COVER SHEET

3. The date, time and place of service were:

   Date: **Tuesday, November 25, 2025** @ Time: **4:39 P.M.**

   Address: [redacted]

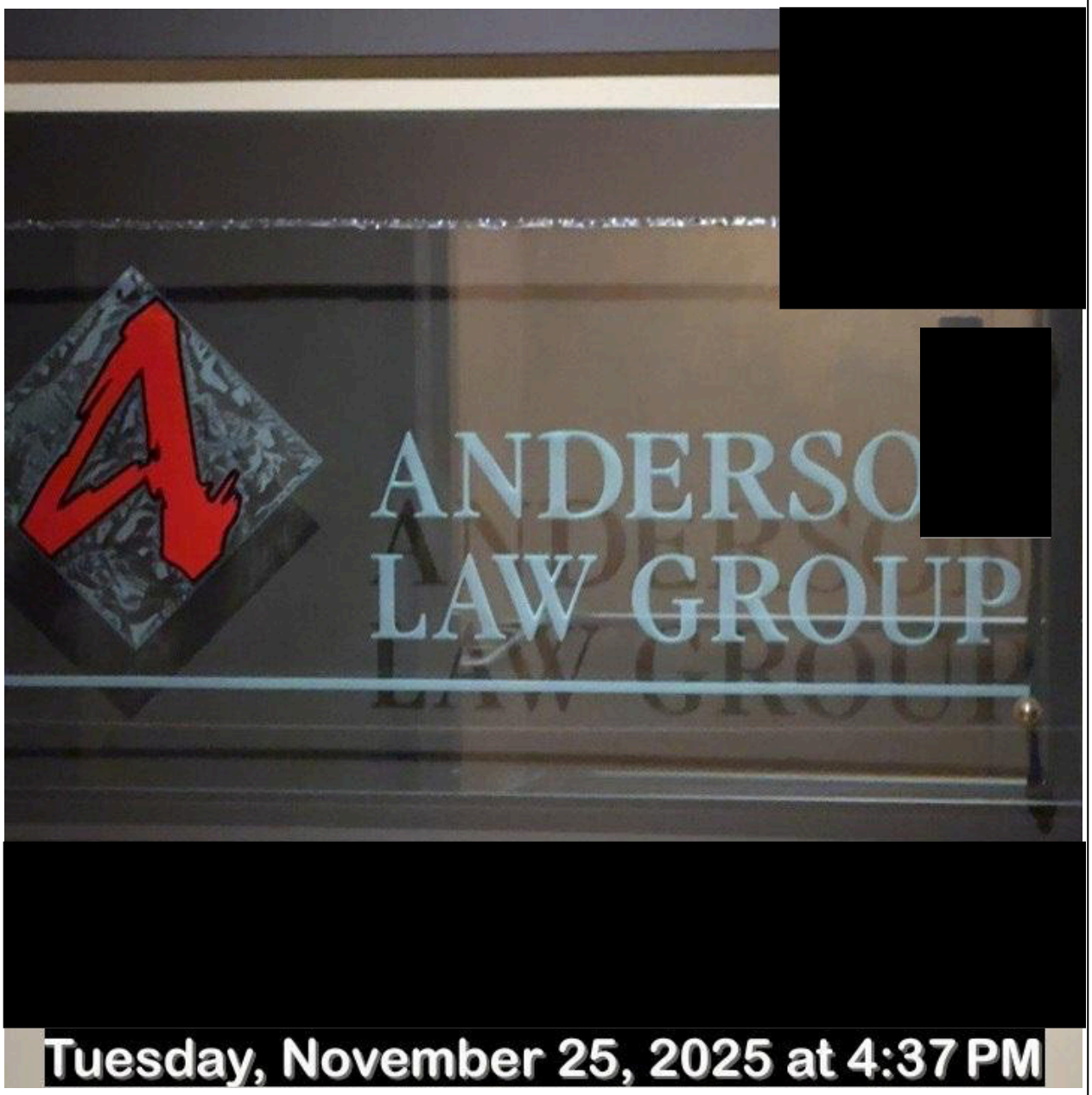
4. Service was made: **By *Hand Delivery*** – [redacted] ccepted service after verifying they were the registered agent.

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

[redacted]

SIGNED at Orting, Washington on: 26 November 2025

[redacted]



[redacted]

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[redacted]

received 11/25/2025

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

JUN CHRISTOPHER CAPINPIN and AILEEN GRACE CAPINPIN, **Plaintiffs,** **v.** **ABC ELDER CARE, INC, a Washington corporation, and Unknown [redacted] the Real Property located a[redacted]** **Defendants.**	**Cause No.** **SUMMONS**

TO: DEFENDANTS

A lawsuit has been started against you in the above-entitled court by Plaintiffs JUN CHRISTOPHER CAPINPIN and AILEEN GRACE CAPINPIN. Plaintiffs' claim is stated in the written Complaint, a copy of which is served upon you with the Summons.

In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and serve a copy upon the person signing this Summons within 20 days after the service of this Summons, (60 days if served outside the State of Washington) excluding the date of service, or a Default Judgment may be entered against you without notice. A Default Judgment is

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PIERCE COUNTY, WASHINGTON

December 05 2025 9:36 AM

PIERCE COUNTY CLERK
NO: 25-2-13363-5

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

JUN CHRISTOPHER CAPINPIN and AILEEN GRACE CAPINPIN, Plaintiffs ABC ELDER CARE, INC, a Washington corporation, and Unknown Occupants [redacted] Defendants	NO. 25-2-13363-5 **RETURN OF SERVICE**

***I Declare**:*

1. I am over the age of 18 years, I am not a party to nor interested in this action.

2. I served Unknown Occupants of the Real Property located at [redacted] with TWO true and correct copies of the following documents:

   1) SUMMONS
   2) COMPLAINT
   3) CASE SCHEDULE
   4) CASE COVER SHEET

3. The date, time and place of service were:

   Date: **Tuesday, November 25, 2025** @ Time: **3:57 P.M.**

   Address: [redacted]

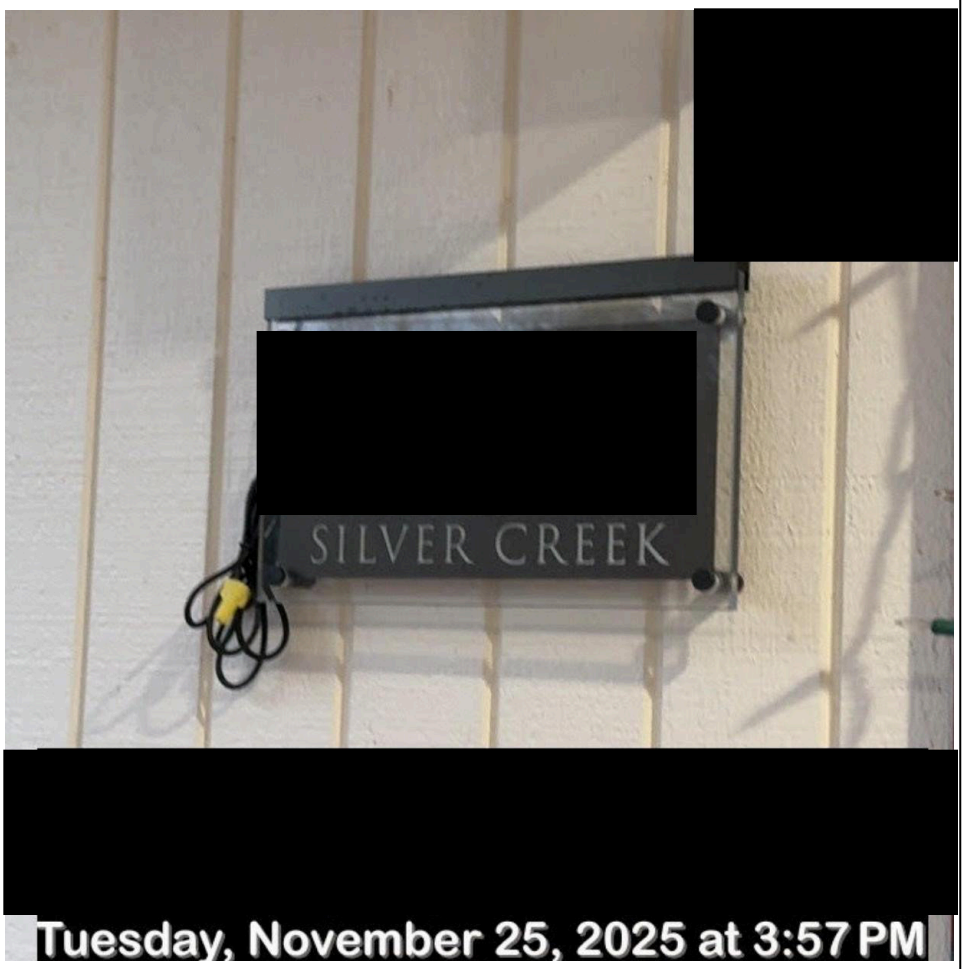
4. Service was made: **By *Abode Service*** – A female employee refused to accept service per the instructions of her superiors. Therefore, I dropped the packets at her feet.

[redacted]

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

SIGNED at Orting, Washington on: 26 November 2025

[redacted]



[redacted]