



201303270137

Skagit County Auditor

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Return To:

Skagit County Sheriff's Office
Civil Division
600 South Third Street
Mount Vernon, WA 98273

Date: March 27, 2013

Skagit County Superior Court No: 11-2-01488-9

Document Title:

1. Sheriff's Levy - Notice of Execution Upon Real Property

Grantor(s) -- Last Name, First Name, Middle Initial (Defendant):

1. Unknown Heirs of Steven L. Sitko and Teresa L. Sitko
2. McBride, Haylan
3. McBride, Tyler
4. Washington State Department of Social and Health Services
5. Occupants of the Premises
6. Any Persons or Parties claiming to have any right, title, estate, lien or interest in the property described in the complaint

Grantee(s) -- Last Name, First Name, Middle Initial (Plaintiff):

1. CitiMortgage, Inc., its successors in interest and/or assigns

Legal Description:

LOT 2, PLAT OF BURLINGTON MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 135 AND 136, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel/Tax ID Number:

P84021 / 4537-000-002-0002

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**CITIMORTGAGE, INC., its successors in
interest and/or assigns,**

Plaintiff,

vs.

**UNKNOWN HEIRS OF STEVEN L. SITKO
AND TERESA L. SITKO; HAYLAN MCBRIDE;
TYLER MCBRIDE; BRANDON SITKO;
SHANNON COLBURN; WASHINGTON STATE
DEPARTMENT OF SOCIAL AND HEALTH
SERVICES; Occupants of the Premises; and
any persons or parties claiming to have
any right, title, estate, lien or interest in
the real property described in the
complaint,**

Defendants.

Cause No.: **11-2-01488-9**

**SHERIFF'S NOTICE OF EXECUTION
UPON REAL PROPERTY**

ORIGINAL

To the Auditor of Skagit County, State of Washington, and to whom it may concern,
Greetings:

Under and by virtue of a Writ for Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 14th day of March 2013, by the Clerk thereof, a true copy of said writ being hereto attached and made a part hereof, to me as Sheriff, directed and delivered, I do hereby levy upon and attach all of the right, title and interest of the defendants UNKNOWN HEIRS OF STEVEN L. SITKO AND TERESA L. SITKO; HAYLAN MCBRIDE; TYLER MCBRIDE; WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES; Occupants of the Premises; and any persons or parties claiming to have any right, title, estate, lien or interest in the property described in the complaint, in said Writ for Order of Sale named, in and to the real estate, situated in Skagit County, State of Washington, bounded and described as follow, to-wit:

Assessor's Parcel/Tax ID Number: P84021 / 4537-000-002-0002

LOT 2, PLAT OF BURLINGTON MEADOWS, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 14 OF PLATS, PAGES 135 AND 136, RECORDS OF SKAGIT
COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.



Also commonly known as 1203 BRADLEY COURT, BURLINGTON, WA 98233.

Given under my hand this 27th day of March 2013.

Will Reichardt, Sheriff

By: *Carolyn K. Wandenhevel*
Carolyn K. Wandenhevel, Civil Assistant



FILED

SKAGIT COUNTY SUPERIOR COURT

NANCY K. SCOTT

SKAGIT COUNTY CLERK

MOUNT VERNON WA

11-2-01488-9

Recpt. Date
03/15/2013

Time
10:09 AM

Acct. Date
03/15/2013

Receipt/Item #
2013-01-04814/01

Decket-Code
*FFRF

Trans-Code
1110

Cashier: CJB

Paid By: Routh Crabtree Olsen, PS

Transaction Amount: \$20.00

SKAGIT COUNTY, WASH
FILED

MAR 14 2013

NANCY K. SCOTT, CO. CLERK
Deputy

WILL REICHARDT, SHERIFF

13 MAR 27 AM 8:52

RECEIVED

SUPERIOR COURT OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

CITIMORTGAGE, INC., its successors in
interest and/or assigns,

Plaintiff,

v.

UNKNOWN HEIRS OF STEVEN L. SITKO
AND TERESA L. SITKO; HAYLAN
MCBRIDE; TYLER MCBRIDE; BRANDON
SITKO; SHANNON COLBURN;
WASHINGTON STATE DEPARTMENT OF
SOCIAL AND HEALTH SERVICES;
Occupants of the Premises; and any persons or
parties claiming to have any right, title, estate,
lien or interest in the real property described in
the complaint,

Defendants.

No. 11-2-01488-9

WRIT FOR ORDER OF SALE

(8 MONTH REDEMPTION
PERIOD)

FROM: THE SKAGIT COUNTY SUPERIOR COURT CLERK'S OFFICE

TO: THE SHERIFF OF SKAGIT COUNTY, WASHINGTON

On September 27, 2012, an Amended Judgment and Decree of Foreclosure ("Judgment")
was entered in favor of CitiMortgage, Inc. ("Plaintiff") against the defendants Unknown Heirs of
Steven L. Sitko and Teresa L. Sitko; Haylan McBride; Tyler McBride; Washington State
Department of Social and Health Services; Occupants of the Premises; and any persons or parties
claiming to have any right, title, estate, lien or interest in the property described in the complaint.

COPY

13555 SE 36th St., Ste. 300
Bellevue, WA 98007



201303270137
Skagit County Auditor

WRIT FOR ORDER OF SALE - PAGE 1 OF 3

DUPLICATE ORIGINAL

12-2-01000-3

RCO
LEG.

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OK

1 ("Defendant"). The Judgment forecloses the interests of all the Defendants in and to the following
2 described property ("Property") commonly known as 1203 Bradley Court, Burlington, WA 98233
3 for the total sum of \$138,282.35 with interest thereon at the rate of 5.875% per annum from
4 September 27, 2012. The Property situated in Skagit County, State of Washington, is legally
5 described as:
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7 LOT 2, PLAT OF BURLINGTON MEADOWS, ACCORDING
8 TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF
9 PLATS, PAGES 135 AND 136, RECORDS OF SKAGIT
10 COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY,
11 WASHINGTON.

12 THEREFORE, pursuant to RCW 61.12.060, and in the name of the State of Washington,
13 you are hereby commanded to sell the Property, or so much thereof as may be necessary, in order
14 to satisfy the Judgment, including post-judgment interest and costs.

15 MAKE RETURN HEREOF within sixty days of the date indicated below, showing you
16 have executed the same.

17 Pursuant to RCW 6.21.050(2), the Sheriff may adjourn the foreclosure sale from time to
18 time, not exceeding thirty days beyond the last date at which this Writ is made returnable, with
19 the consent of the plaintiff endorsed upon this Writ or by a contemporaneous writing.

20 WITNESS, the Honorable **JOHN M. MEYER**

21 Judge of the Superior Court and the seal of said Court, affixed this MAR 14 2013,

22 2013, at _____, Washington.

23 NANCY K. SCOTT
24 SKAGIT COUNTY CLERK
25 205 W. NINGAID, RM 103
26 MOUNT VERNON, WA 98273

By: NANCY K. SCOTT
Superior Court Clerk



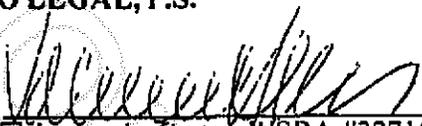
By: [Signature]
Deputy Clerk

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1 Presented by:

2 RCO LEGAL, P.S.

3
4 By: 

- 5 Janaya L. Carter, WSBA #32715
- 6 Lauren Davidson Humphreys, WSBA #41694
- 7 Valerie I. Holder, WSBA #42968
- 8 Jennifer Russell, WSBA #45255
- 9 Babak Shamsi, WSBA #43839

Attorneys for Plaintiff

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**THIS WRIT SHALL BE AUTOMATICALLY EXTENDED FOR 30 DAYS FOR THE
PURPOSES OF SALE.**

OK



UNOFFICIAL DOCUMENT



201303270137
Skagit County Auditor

3/27/2013 Page 7 of 7 11:57AM

State of Washington, } ss.
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 3 pages, now on file in my office.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 25 day of March 2013. Nancy K. Scott, County Clerk.

By [Signature]
Deputy Clerk