



Skagit County Auditor  
5/27/2014 Page

1 of

\$79.00  
8 12:19PM

**Return To:**

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

**Date:** May 27, 2014

**Skagit County Superior Court No:** 13-2-00930-0

**Document Title:**

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

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

1. Zimmermann, John F.
2. Zimmermann, Debra A.
3. 2-Jay's 1109, LLC
4. Wibbelmann, James
5. Wibbelmann, Jane Doe

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

1. Skagit State Bank

**Legal Description:**

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17,  
Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 728.36 feet North of the Southeast corner of said  
subdivision;

Thence West 109.84 feet;

Thence North 75 feet, more or less, to the South line of that certain  
tract of land as conveyed to William J. Monk and Marie A. Monk,

UNOFFICIAL DOCUMENT

husband and wife, by instrument recorded February 28, 1968, under Auditor's File No. 710764;

Thence East 109.84 feet, more or less, to the East line of said subdivision;

Thence Southerly along the East line of said subdivision, 75 feet, more or less, to the point of beginning,

EXCEPT the East 25 feet thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Parcel/Tax ID Number:

P25569 / 340417-0-036-0005



201405270087

Skagit County Auditor

\$79.00

5/27/2014 Page

2 of

8 12:19PM

**SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**

**SKAGIT STATE BANK, a state-chartered commercial bank,**

Plaintiff,

vs.

**JOHN F. ZIMMERMANN and DEBRA A. ZIMMERMANN, husband and wife, individually, and the marital community of them composed; 2-JAY'S 1109, LLC, a Washington Limited Liability Company; JAMES WIBBELMANN and JANE DOE WIBBELMANN, husband and wife, individually, and the marital community of them composed; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT,**

Defendants.

Cause No.: 13-2-00930-0

**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 Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 20th day of May 2014, by the Clerk thereof, a true copy of said order 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 JOHN F. ZIMMERMANN, and DEBRA A. ZIMMERMANN, husband and wife, individually, and the marital community of them composed, James Wibbelmann, and 2-JAY'S 1109, LLC, a Washington Limited Liability Company, jointly and severally, in said 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: P25569 / 340417-0-036-0005

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

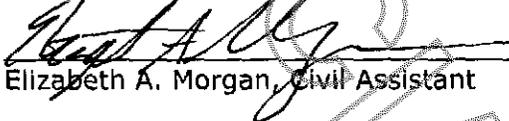
Beginning at a point 728.36 feet North of the Southeast corner of said subdivision;



Thence West 109.84 feet;  
Thence North 75 feet, more or less, to the South line of that certain tract of land as conveyed to William J. Monk and Marie A. Monk, husband and wife, by instrument recorded February 28, 1968, under Auditor's File No. 710764;  
Thence East 109.84 feet, more or less, to the East line of said subdivision;  
Thence Southerly along the East line of said subdivision, 75 feet, more or less, to the point of beginning,  
EXCEPT the East 25 feet thereof.  
Situate in the City of Mount Vernon, County of Skagit, State of Washington.  
Also commonly known as 1111 N 9th St, Mount Vernon, WA 98273.

Given under my hand this 27th day of May 2014.

Will Reichardt, Sheriff

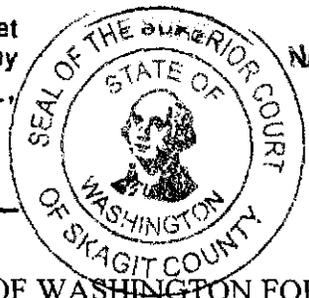
By:   
Elizabeth A. Morgan, Civil Assistant



State of Washington, } ss.  
County of Skagit }

SKAGIT COUNTY, WASH  
**FILED**  
MAY 20 2014

NANCY K. SCOTT, CO. CLERK  
Deputy



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 4 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 20 day of May 2014.

Nancy K. Scott, County Clerk.  
By [Signature]  
Deputy Clerk

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

4

SKAGIT STATE BANK, a state-chartered commercial bank,

Plaintiff,

vs.

Case No.: 13-2-00930-0

ORDER OF SALE

JOHN F. ZIMMERMANN and DEBRA A. ZIMMERMANN, husband and wife, individually, and the marital community of them composed; 2-JAY'S 1109, LLC, a Washington Limited Liability Company; JAMES WIBBELMANN and JANE DOE WIBBELMANN, husband and wife, individually, and the marital community of them composed; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT,

Defendants.

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge of the above-entitled Court on the 6<sup>th</sup> day of February, 2014, and the Court having entered an Order Granting

ORDER OF SALE - I



Skagit County Auditor  
5/27/2014 Page

5 of

\$79.00  
8 12:19PM

Skagit Law Group, PLLC  
Post Office Box 336 / 227 Freeway Drive, Suite B  
Maunt Vernon, Washington 98273  
Telephone: 360.336.1000 - Facsimile: 360.336.6690

DUPLICATE ORIGINAL

14 MAY 23 PM 1:51

1 Summary Judgment Against Defendants, John F. Zimmermann, Debra A. Zimmermann, James  
2 Wibbelmann, and 2-Jay's 1109, LLC, and Decree of Foreclosure directing that the subject  
3 property be sold;

4 AND WHEREAS, the principal amount of the judgment is \$136,989.02, plus pre-  
5 judgment interest (as of January 2, 2014) in the amount of \$15,814.99, plus late fees of  
6 \$8,240.31, plus costs of \$1,646.21 and attorney's fees of \$9,007.50, plus other recovery  
7 amounts of \$13,092.80, for a total judgment of \$184,790.83, with interest on the principal  
8 judgment amount, late fees, other recovery amounts, costs, and attorney's fees accruing at the  
9 rate of 12% per annum from the date of judgment;

10 AND WHEREAS, no payments have been received by Plaintiff following the date  
11 judgment was entered;

12 AND WHEREAS, the said judgment was recorded on April 24, 2014 under Skagit  
13 County Auditor's File No. 201404240056;

14 Now, therefore,

15 IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County,  
16 Washington, shall sell, in the manner provided by law, the following described real property,  
17 which is situate in Skagit County:

18 That portion of the Southwest ¼ of the Southwest ¼ of Section 17,  
19 Township 34 North, Range 4 East, W.M., described as follows:

20 Beginning at a point 728.36 feet North of the Southeast corner of said  
21 subdivision;

22 Thence West 109.84 feet;

23 Thence North 75 feet, more or less, to the South line of that certain tract  
24 of land as conveyed to William J. Monk and Marie A. Monk, husband  
25 and wife, by instrument recorded February 28, 1968, under Auditor's  
File No. 710764;

ORDER OF SALE - 2



Skagit County Auditor  
5/27/2014 Page

6 of

\$79.00  
8 12:19PM

**Skagit Law Group, PLLC**  
Post Office Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, Washington 98273  
ephone: 360.336.1000 - Facsimile: 360.336.6690

1 Thence East 109.84 feet, more or less, to the East line of said  
subdivision;  
2 Thence Southerly along the East line of said subdivision, 75 feet, more  
or less, to the point of beginning,

3 EXCEPT the East 25 feet thereof.

4 Situate in the City of Mount Vernon, County of Skagit, State of  
5 Washington.

6 The real property is identified by Skagit County Assessor's Tax Account Number 340417-0-  
7 036-0005 and Property L.D. Number P25569; and

8 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from  
9 the said property be applied to the payment of the judgment, accrued interest, late fees, other  
10 recovery amounts, attorney's fees, costs, and increased costs, attorney's fees and interest; and,

11 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if deficiencies  
12 remain after application of the proceeds of such sale, execution shall be issued for such  
13 deficiencies against Defendants, JOHN F. ZIMMERMANN and DEBRA A. ZIMMERMANN,  
14 husband and wife, individually, and the marital community of them composed, and 2-JAY'S  
15 1109, LLC, a Washington Limited Liability Company, jointly and severally, and enforced  
16 against any other property of Defendants, JOHN F. ZIMMERMANN and DEBRA A.  
17 ZIMMERMANN, husband and wife, individually, and the marital community of them  
18 composed, and 2-JAY'S 1109, LLC, not exempt from execution; and,

19  
20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if it is not possible  
21 for the Sheriff to return on the execution of this Order of Sale within sixty (60) days of the date

22 ///

23 ///

24  
25 ORDER OF SALE - 3



201405270087

Skagit County Auditor \$79.00  
5/27/2014 Page 7 of 8 12:19PM

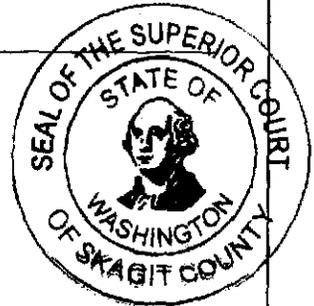
**Skagit Law Group, PLLC**  
1st Office Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, Washington 98273  
Phone: 360.336.1000 - Facsimile: 360.336.6690

1 hereof, that return on the execution of this Order of Sale shall be automatically extended for  
2 thirty (30) days.

3 Witness the Honorable **DAVE NEEDY**  
4 Judge of the Superior Court, and Seal Thereof,  
5 ~~May~~ **MAY 20 2014**, 2014

6 NANCY SCOTT  
7 Skagit County Superior Court Clerk

8 By:   
9 DEPUTY



10 Presented by:

11 SKAGIT LAW GROUP, PLLC

12  
13  
14 By: 

15 CRAIG E. CAMMOCK, WSBA #24185  
16 Attorney for Plaintiff

17  
18  
19  
20  
21  
22  
23  
24  
25 ORDER OF SALE - 4



201405270087

Skagit County Auditor

\$79.00

5/27/2014 Page

8 of

8 12:19PM

**Skagit Law Group, PLLC**  
Post Office Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, Washington 98273  
Telephone: 360.336.1000 - Facsimile: 360.336.6690