

Skagit County Auditor

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\$78.00

3:09PM

Return To:

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

Date: October 2, 2014

Skagit County Superior Court No: 13-2-00664-5

Document Title:

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

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

1. Straub, Estate of Daniel M.
2. Straub, Linda M.
3. Et al

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

1. WELLS FARGO BANK

Legal Description: *P3/679*

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 35 North, Range 1 East, W.M, described as follows:

Commencing at the East 1/4 corner of said Section 22; thence South 89 degrees 56'30" West along the North line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 Section 22, 603.94 feet to the intersection with the Southeasterly margin of the road known as the Burrows Bay Road; thence South 66 degrees 20'19" West along the Southeasterly margin, 133.87 feet to an angle point in said

Southeasterly margin and the true point of beginning; thence North 66 degrees 20'19" East, along said Southeasterly margin 86.00 feet; thence South 41 degrees 44'24" East 80.00 feet; thence South 48 degrees 15'36" West 81.75 feet, more or less, to a point that is South 41 degrees 44'24" East from the true point of beginning; thence North 41 degrees 44'24" West 106.69 feet, more or less, to the true point of beginning; EXCEPT that portion, if any, lying with the boundaries of that Tract conveyed to the City of Anacortes for road purposes by Deed dated March 5, 1932, recorded April 8, 1932, under Auditor's File No. 249899.

Assessor's Parcel/Tax ID Number:  
P31679 / 350122-4-003-0100



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

**WELLS FARGO BANK, NATIONAL  
ASSOCIATION AS TRUSTEE FOR BEAR  
STEARNS ASSET BACKED SECURITIES I,  
LLC, GREEN POINT MORTGAGE FUNDING  
TRUST 2006-AR1, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR1**

Plaintiff,

vs.

**ESTATE OF DANIEL M. STRAUB; LINDA M.  
STRAUB; WEST COAST ADJUSTORS (C.N.  
COLLECTIONS, INC.); DEUTSCHE BANK  
NATIONAL TRUST COMPANY AS  
INDENTURE TRUSTEE FOR  
CERTIFICATEHOLDERS OF GSR TRUST  
2005-HEL-1, MORTGAGE-BACKED NOTES,  
SERIES 2005-HEL1; UNKNOWN HEIRS,  
SPOUSE, LEGATEES AND DEVISEES OF THE  
ESTATE OF DANIEL M. STRAUB; DOES 1-10  
inclusive; UNKNOWN OCCUPANTS of the  
subject real property; PARTIES IN  
POSSESSION of the subject real property;  
PARTIES CLAIMING A RIGHT TO  
POSSESSION of the subject property; and  
also, all other unknown persons or parties  
claiming any right, title, estate, lien, or  
interest in the real estate described in the  
Complaint herein**

Defendants.

Cause No.: **13-2-00664-5**

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

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 29th day of September 2014, by the Clerk  
thereof, a true copy of said order being hereto attached and made a part hereof, to me as

14-0788 - Straub - Notice of Execution



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Sheriff, directed and delivered, I do hereby levy upon and attach all of the right, title and interest of the defendants ESTATE OF DANIEL M. STRAUB, 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: P31679 / 350122-4-003-0100

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 35 North, Range 1 East, W.M, described as follows:

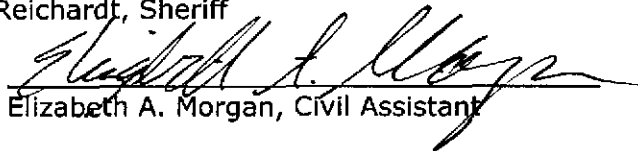
Commencing at the East 1/4 corner of said Section 22; thence South 89 degrees 56'30" West along the North line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 Section 22, 603.94 feet to the intersection with the Southeasterly margin of the road known as the Burrows Bay Road; thence South 66 degrees 20'19" West along the Southeasterly margin, 133.87 feet to an angle point in said Southeasterly margin and the true point of beginning; thence North 66 degrees 20'19" East, along said Southeasterly margin 86.00 feet; thence South 41 degrees 44'24" East 80.00 feet; thence South 48 degrees 15'36" West 81.75 feet, more or less, to a point that is South 41 degrees 44'24" East from the true point of beginning; thence North 41 degrees 44'24" West 106.69 feet, more or less, to the true point of beginning; EXCEPT that portion, if any, lying with the boundaries of that Tract conveyed to the City of Anacortes for road purposes by Deed dated March 5, 1932, recorded April 8, 1932, under Auditor's File No. 249899.

Also commonly known as 4115 Oakes Avenue, Anacortes, WA 98221.

Given under my hand this 2nd day of October 2014.

Will Reichardt, Sheriff

By:

  
Elizabeth A. Morgan, Civil Assistant

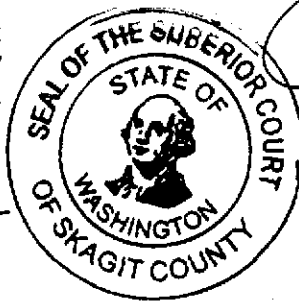


State of Washington, } ss.  
County of Skagit

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 2 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 29 day of Sept., 2014. Nancy K. Scott, County Clerk.

By [Signature]  
Deputy Clerk



SKAGIT COUNTY, WASH  
**FILED**

SEP 29 2014

NANCY K. SCOTT, CO. CLERK  
Deputy

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR THE COUNTY OF SKAGIT

Case No.: 13-2-00664-5

WELLS FARGO BANK, NATIONAL  
ASSOCIATION AS TRUSTEE FOR BEAR  
STEARNS ASSET BACKED SECURITIES I,  
LLC, GREEN POINT MORTGAGE FUNDING  
TRUST 2006-AR1, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-AR1

Plaintiff,

vs.

ESTATE OF DANIEL M. STRAUB; LINDA M.  
STRAUB; WEST COAST ADJUSTORS (C.N.  
COLLECTIONS, INC.); DEUTSCHE BANK  
NATIONAL TRUST COMPANY AS  
INDENTURE TRUSTEE FOR  
CERTIFICATEHOLDERS OF GSR TRUST  
2005-HEL-1, MORTGAGE-BACKED NOTES,  
SERIES 2005-HEL1; UNKNOWN HEIRS,  
SPOUSE, LEGATEES AND DEVISEES OF THE  
ESTATE OF DANIEL M. STRAUB; DOES 1-10  
inclusive; UNKNOWN OCCUPANTS of the  
subject real property; PARTIES IN POSSESSION  
of the subject real property; PARTIES  
CLAIMING A RIGHT TO POSSESSION of the  
subject property; and also, all other unknown  
persons or parties claiming any right, title, estate,  
lien, or interest in the real estate described in the  
Complaint herein

Defendants.

ORDER OF SALE FOR  
PROPERTY ADDRESS: 4115 Oak  
Avenue, Anacortes, WA 98221

(Clerk's Action Required)

RECEIVED  
14 SEP 30 PM 3:50  
WILL REICHARDT SHERIFF



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THE STATE OF WASHINGTON TO: Skagit County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on 3/25/2014. A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Judgment Creditor: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR BEAR

1 STEARNS ASSET BACKED SECURITIES I, LLC, GREEN POINT MORTGAGE FUNDING  
2 TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1, c/o  
3 JP Morgan Chase Bank, N.A. 3415 Vision Dr, Columbus, OH 43219; against Estate Of Daniel  
4 M. Straub (Judgment Debtor), with a money award in the amount of \$227,013.98, plus post  
5 judgment interest at the rate of 3.125% per annum from 3/25/2014 to date of sale, with a per  
6 diem of \$19.42.

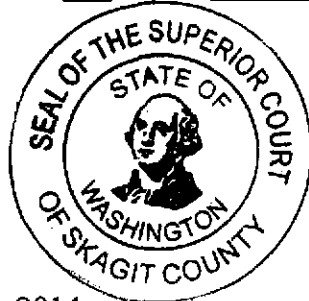
7 NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON, you  
8 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on  
9 execution (subject to redemption of 12 months), all of the interest that the Defendant had on  
10 9/22/2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter  
11 acquired, in the real property described as follows:

12 See attached exhibit A

13 APN/Parcel # 350122-4-003-0100, P31679 and commonly known as: 4115 Oakes Avenue,  
14 Anacortes, WA 98221.

15 Sale of the property is to satisfy the sum listed above, plus the costs incurred in  
16 performing this Order of Sale. You are to make the return within 60 days after receipt. Should  
17 the sale be continued, the Order may be automatically extended for 30 days.

18 WITNESS, the Honorable **MICHAEL RICKERT**, Judge of the Superior Court and seal  
19 of said court, affixed this \_\_\_ day of **SEP 29 2014**, at \_\_\_\_\_, Washington.



20 **NANCY K. SCOTT**, Clerk.

21 Title \_\_\_\_\_  
22 By: \_\_\_\_\_  
23 Deputy \_\_\_\_\_

24 Presented by:

25 Dated: September 23, 2014

McCarthy & Holthus, LLP

26 *Jessica Grape*  
27 Jessica Grape, WSBA #46436  
28 Mary Stearns, WSBA #42543  
Attorneys for Plaintiff



# EXHIBIT A

## Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

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Exhibit A

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