



201410150071

Skagit County Auditor

\$78.00

10/15/2014 Page

1 of

7 2:26PM

Return To:

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

Date: October 15, 2014

Skagit County Superior Court No: 13-2-01060-0

Document Title:

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

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

1. Roque, Ernesto E. Sr.
2. Norma S. Roque
3. Et al

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

1. Washington Federal, fka Washington Federal Savings

Legal Description:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 60 FEET SOUTH AND 360 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST ALONG A LINE WHICH IS 60 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE EAST LINE OF THE COUNTY ROAD;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID COUNTY ROAD TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION;

THENCE EAST ALONG SAID SOUTH LINE TO A POINT 534 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE 60 FOOT STRIP OF LAND LYING ADJACENT TO THE NORTH LINE OF THE ABOVE DESCRIBED PREMISES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: 330404-2-005-0004, P16295

Assessor's Parcel/Tax ID Number:

P16295 / 330404-2-005-0004

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**WASHINGTON FEDERAL, FKA
WASHINGTON FEDERAL SAVINGS,**
Plaintiff,

vs.

**ERNESTO E. ROQUE, SR. AND NORMA S.
ROQUE; HUSBAND AND WIFE; MERRICK
BANK CORPORATION; FIA CARD
SERVICES, N.A.; JOHN AND JANE DOES, I
THROUGH V, OCCUPANTS OF THE SUBJECT
REAL PROPERTY, AND ALL OTHER
PERSONS OR PARTIES UNKNOWN,
CLAIMING ANY RIGHT, TITLE, INTEREST,
LIEN OR ESTATE IN THE PROPERTY
HEREIN DESCRIBED,**

Defendants.

Cause No.: 13-2-01060-0

**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 Second Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 10th 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 Sheriff, directed and delivered, I do hereby levy upon and attach all of the right, title and interest of the defendants ERNESTO E. ROQUE SR. AND NORMA S. ROQUE, in said Second 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: P16295 / 330404-2-005-0004

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 60 FEET SOUTH AND 360 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST ALONG A LINE WHICH IS 60 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE EAST LINE OF THE COUNTY ROAD;



THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID COUNTY ROAD TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION;

THENCE EAST ALONG SAID SOUTH LINE TO A POINT 534 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE 60 FOOT STRIP OF LAND LYING ADJACENT TO THE NORTH LINE OF THE ABOVE DESCRIBED PREMISES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: 330404-2-005-0004, P16295

Also commonly known as 20274 E. STACKPOLE ROAD, MOUNT VERNON, WA 98274.

Given under my hand this 15th day of October 2014.

Will Reichardt, Sheriff

By: Carolyn K. Vandenheuvel
Carolyn K. Vandenheuvel, Civil Assistant



SKAGIT COUNTY, WASH
FILED

SEP 10 2014

NANCY K. SCOTT, CO. CLERK
Deputy

RECEIVED
14 SEP 24 AM 11:31
WILL REICHARDT, SHERIFF

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

WASHINGTON FEDERAL, FKA
WASHINGTON FEDERAL SAVINGS,

Plaintiff,

v.

ERNESTO E. ROQUE, SR. AND NORMA S.
ROQUE; HUSBAND AND WIFE; MERRICK
BANK CORPORATION;
FIA CARD SERVICES, N.A.; JOHN AND
JANE DOES, I THROUGH V, OCCUPANTS OF
THE SUBJECT REAL PROPERTY, AND ALL
OTHER PERSONS OR PARTIES UNKNOWN,
CLAIMING ANY RIGHT, TITLE, INTEREST,
LIEN OR ESTATE IN THE PROPERTY
HEREIN DESCRIBED,

Defendants.

Case No. 13-2-01060-0

SECOND ORDER OF SALE

THE STATE OF WASHINGTON, to the Skagit County Sheriff:

WHEREAS, in the above-entitled Court, on the June 16, 2014, Plaintiff,
WASHINGTON FEDERAL, FKA WASHINGTON FEDERAL SAVINGS, recovered a
Judgment and on August 27, 2014, an Amended Judgment against Defendants ERNESTO
E. ROQUE, SR. AND NORMA R. ROQUE, and against the real property, in the amount
of \$218,721.59, plus interest at the rate of 7.875% per annum from June 12, 2014; which
said judgment is entered in Execution Docket of the Superior Court as Judgment Number
14-9-00088-8 and which there is now due and owing \$218,721.59, not including post
SECOND ORDER OF SALE - 1

Bishop, Marshall & Weibel, P.S.

DUPLICATE ORIGINAL



Skagit County Auditor
10/15/2014 Page

4 of

7 2:26PM

\$78.00

1 judgment interest; and whereas the said judgment is a foreclosure with a twelve (12) month
2 redemption period, against the Defendants herein of a deed of trust on the following
3 described property, situated in Skagit County, State of Washington, to-wit:

4 THE STATE OF WASHINGTON, to the Sheriff of Skagit County:

5 THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF
6 THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH,
7 RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

8 BEGINNING AT A POINT WHICH IS 60 FEET SOUTH AND 360 FEET
9 WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION;
10 THENCE WEST ALONG A LINE WHICH IS 60 FEET SOUTH OF AND
11 PARALLEL TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE
12 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE EAST LINE OF
13 THE COUNTY ROAD;
14 THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF
15 SAID COUNTY ROAD TO THE SOUTH LINE OF THE NORTHWEST
16 1/4 OF SAID SECTION;

17 THENCE EAST ALONG SAID SOUTH LINE TO A POINT 534 FEET
18 WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4;
19 THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

20 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS,
21 EGRESS, AND UTILITIES OVER AND ACROSS THE 60 FOOT STRIP
22 OF LAND LYING ADJACENT TO THE NORTH LINE OF THE ABOVE
23 DESCRIBED PREMISES.

24 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

25 APN: 330404-2-005-0004, P16295

Commonly known as: 20274 E. Stackpole Road, Mount Vernon, WA 98274.

21 THEREFORE, in the name of the State of Washington, you are hereby commanded
22 to proceed to seize and sell forthwith, and without appraisalment, the above-described
23 property, in the manner provided by law; or so much thereof as may be necessary to satisfy
24 the judgment, interest and costs, and any advances that Plaintiff, WASHINGTON

25 SECOND ORDER OF SALE - 2



201410150071

Skagit County Auditor

\$78.00

10/15/2014 Page

5 of

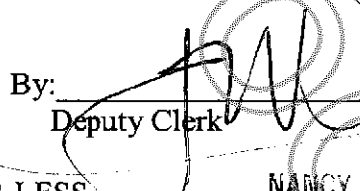
7 2:26PM

1 FEDERAL, FKA WASHINGTON FEDERAL SAVINGS, may be required after the entry
2 of judgment to make for the payment of taxes, assessments, other items constituting liens
3 on the property, insurance, and/or repairs for the protection or preservation of the property;
4 and if you fail to find said property and if the judgment herein provides for deficiency and
5 the proceeds of such sale be insufficient to satisfy said judgment, costs and any accrued
6 and increased costs, you are directed to take the money or any balance thereof remaining
7 unpaid, out of any property of Defendants ERNESTO E. ROQUE, SR. AND NORMA R.
8 ROQUE, individually and as a marital community not exempt from execution.
9

10 HEREIN FAIL NOT, but make return hereof within sixty days, showing how you
11 have executed the same.

12 Witness, the Honorable **MICHAEL RICKERT**, Judge of the Superior Court and the seal
13 of said Court, affixed this 10 day of September, 2014, at Mt. Vernon, Washington.

14 Superior Court Clerk **NANCY K. SCOTT**

15
16 By: 
17 Deputy Clerk

18 I STIPULATE TO A 30-DAY OR LESS
19 EXTENSION OF THIS ORDER FOR
20 PURPOSES OF SALE PURSUANT TO
21 RCW 6.21.050.

NANCY K. SCOTT
SKAGIT COUNTY CLERK
205 W. KINGAID, RM 103
MOUNT VERNON, WA 98273

22 BISHOP, MARSHALL & WEIBEL, P.S.

23 By 
24 William L. Bishop, WSBA #2412
25 David A Weibel, WSBA #24031
Justin T. Jastrzebski, WSBA #46680
Attorneys for Plaintiff

SECOND ORDER OF SALE - 3



201410150071

Skagit County Auditor

10/15/2014 Page

6 of

\$78.00

7 2:28PM

Bishop, Marshall & Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101
(206) 622-5306 Fax: (206) 622-0354

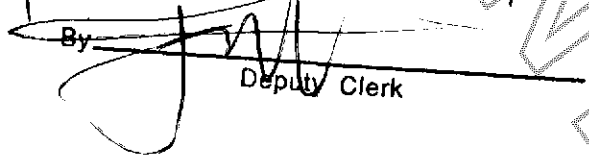
UNOFFICIAL DOCUMENT



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 10 day of Sept, 2014. Nancy K. Scott, County Clerk.

By  Deputy Clerk

