

Return To:

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

Date: February 10, 2015

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

Assessor's Parcel/Tax ID Number:

P31679 / 350122-4-003-0100

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:

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

UNOFFICIAL DOCUMENT

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.



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Skagit County Auditor

\$78.00

2/10/2015 Page

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7 10:10AM

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 13th day of January 2015, 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 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:

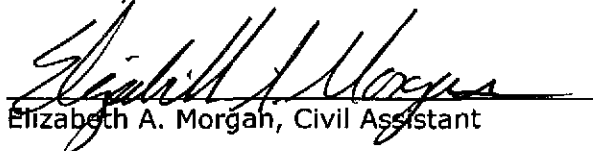
Commencing at the East 1/4 corner of said Section 22; thence South 89 degrees 56'30" West along the North line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 Section 22, 603.94 feet to the intersection with the Southeasterly margin of the road known as the Burrows Bay Road; thence South 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 10th day of February 2015.

Will Reichardt, Sheriff

By:


Elizabeth A. Morgan, Civil Assistant



I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 1-13-2015



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

SKAGIT COUNTY, WASH
FILED

JAN 13 2015

MAVIS E. BETZ, 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

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

Plaintiff,

(Clerk's Action Required)

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.

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

Order of Sale - 1
WA-12-535819-1173

DUPLICATE ORIGINAL



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\$78.00

7 10:10AM

Holthus LLP
South, Ste. 300
Ille, WA 98104
855) 809-3977

RECEIVED
15 JAN 22 AM 11:17
WILL REICHARDT, SHERIFF

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, R31679 and commonly known as: 4115 Oakes
14 Avenue, 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.

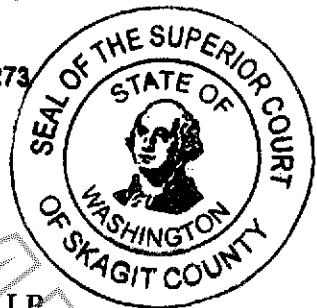
18 WITNESS, the Honorable **MICHAEL E. RICKERT**, Judge of the Superior Court and seal
19 of said court, affixed this ___ day of **JAN 13 2015**, **MAVISE E. BETZ**, Washington.

20 SKAGIT COUNTY CLERK
21 205 W. KINCAID, RM 103
22 MOUNT VERNON, WA 98273

23 Title

24 By:

25 Deputy



26 Presented by:

27 Dated: January 5, 2015

28 McCarthy & Holthus, LLP

Jessica Knox, WSBA #46436
Mary Stearns, WSBA #42543
Attorneys for Plaintiff



EXHIBIT A

Legal description

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Exhibit A

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