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Skagit County Auditor

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4/2/2015 Page

1 of

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Return To:

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

Date: April 2, 2015

Skagit County Superior Court No: 13-2-01463-0

Document Title:

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

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

1. Estate of Frank L. Abbott
2. et al

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

1. Wells Fargo Bank, NA,

Legal Description:

LOT 5, BLOCK "J" CAPE HORN ON THE SKAGIT DIVISION NO.2"
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF
PLATS, PAGES 14 TO 19, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH A 1994 FLEETWOOD, GREENHILL MANUFACTURED
HOME. SERIAL #ORFLR48AB7887GH

Assessor's Parcel/Tax ID Number:

P63320 / 3869-010-005-0008

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

WELLS FARGO BANK, NA,

Plaintiff,

vs.

**ESTATE OF FRANK L. ABBOTT;
MARGUERITE ABBOTT; CAPE HORN
MAINTENANCE COMPANY; ANGIE
SHERMAN; UNKNOWN HEIRS, SPOUSE,
LEGATEES AND DEVISEES OF THE ESTATE
OF FRANK L. ABBOTT; 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.: **13-2-01463-0**

**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 an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 26th day of February 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 defendant ESTATE OF FRANK L. ABBOTT, 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: P63320 / 3869-010-005-0008

LOT 5, BLOCK "J" CAPE HORN ON THE SKAGIT DIVISION NO.2" ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 14 TO 19, INCLUSIVE,
RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY,

WASHINGTON. TOGETHER WITH A 1994 FLEETWOOD, GREENHILL MANUFACTURED HOME, SERIAL #ORFLR48AB7887GH

Also commonly known as 41938 S SHORE DRIVE, CONCRETE [98237] 98284.

Given under my hand this 2nd day of April 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 2/26/15



MAVIS E. BETZ, County Clerk

By: 
Deputy Clerk

RECEIVED

SKAGIT COUNTY, WASH
FILED

15 MAR 25 AM 11:25 FEB 26 2015

WILL REICHARDT, SHERIFF MAVIS E. BETZ, CO. CLERK
Deputy

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

WELLS FARGO BANK, NA,

Plaintiff,

vs.

ESTATE OF FRANK L. ABBOTT;
MARGUERITE ABBOTT; CAPE HORN
MAINTENANCE COMPANY; ANGIE
SHERMAN; UNKNOWN HEIRS, SPOUSE,
LEGATEES AND DEVISEES OF THE ESTATE
OF FRANK L. ABBOTT; 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
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UNKNOWN PERSONS OR PARTIES
CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL ESTATE
DESCRIBED IN THE COMPLAINT HEREIN

Defendants.

Case No.: 13-2-01463-0

ORDER OF SALE FOR
PROPERTY ADDRESS: 41938 S Shore
Drive, Concrete, WA 98284
(Clerk's Action Required)

THE STATE OF WASHINGTON TO: SKAGIT County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on July 22, 2014. The Judgment was entered in favor of the Judgment Creditor: WELLS FARGO BANK, NA, 1 Home Campus X2504-017, Customer Service, Des Moines, IA, 50328; against ESTATE OF FRANK L. ABBOTT, with a money award in the amount of \$88,180.00, plus post judgment interest at the rate of 6.25% per annum from July 22, 2014 to date of sale, with a per diem of \$15.08, and

14-9-1411-5 COPY

1 whereas said judgment is a foreclosure with deficiency judgment, twelve month redemption
2 period.

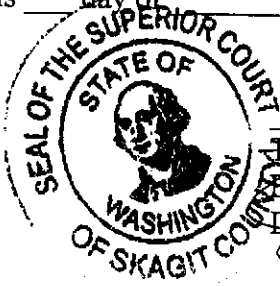
3 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON**, you
4 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
5 execution (subject to redemption of 12 months), all of the interest that the Defendant had on
6 August 10, 2004, the date of the Deed of Trust, and also the interest that the Defendant had
7 thereafter acquired, in the real property described as follows:

8 LOT 5, BLOCK "J" CAPE HORN ON THE SKAGIT DIVISION NO.2"
9 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF
10 PLATS, PAGES 14 TO 19, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
11 WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.
12 TOGETHER WITH A 1994 FLEETWOOD, GREENHILL MANUFACTURED
13 HOME. SERIAL #ORFLR48AB7887GH

14 APN/Parcel # 3869-010-005-0008 and commonly known as: 41938 S Shore Drive,
15 Concrete, WA 98284.

16 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
17 performing this Order of Sale. You are to make the return within 60 days after issuance by the
18 court. For purposes of sale, the Order may be automatically extended for 30 days.

19 WITNESS, the Honorable **MICHAEL E. RICKERT**, Judge of the Superior Court and seal
20 of said court, affixed this day of FEB 26 2015, at Mt. Vernon, Washington.



MAVIS E. BETZ

Clk of Court

21 Presented by:

22 Dated: February 18, 2015

23 McCarthy & Holthus, LLP

24 *Jessica Knox*
25 Jessica Knox, WSBA #46436
26 Mary Stearns, WSBA #42543
27 108 1st Avenue South, Ste. 300
28 Seattle, WA 98104
(855) 809-3977
Attorneys for Plaintiff

1 TOGETHER WITH A 1994 FLEETWOOD, GREENHILL MANUFACTURED
2 HOME. SERIAL #ORFLR48AB7887GH

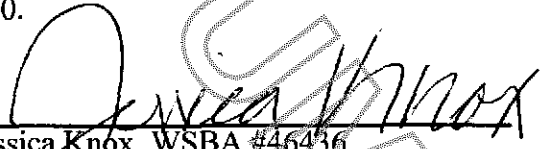
3 APN/Parcel # 3869-010-005-0008 and commonly known as: 41938 S Shore Drive,
4 Concrete, WA 98284.

5 You are directed to sell the above referenced property to the highest bidder to satisfy the
6 sum of the total money award as listed in the General Judgment signed and filed with this court
7 on the 7/22/2014 in the amount of \$88,180.00, plus post judgment interest at the rate of 6.25%
8 per annum from 7/22/2014 to date of sale, with a per diem of \$15.08.

9 The Subject Real Property described in the writ of execution is residential property which
10 was foreclosed pursuant to the judgment of foreclosure. Accordingly, no affidavit of judgment
11 creditor pursuant to RCW 6.17.100 or affidavit of insufficient personal property pursuant to
12 RCW 6.21.040 will be filed. A copy of the Order of Sale regarding this property is attached. No
13 portion of the property to be levied on is a condominium unit, or floating home held as inventory
14 for sale or lease in the regular course of business. No portion of the property to be levied on is
15 intangible personal property.

16 Notice of sale is to be given to the public by advertisement for 4 consecutive weeks by
17 advertisement in the Skagit Valley Herald, a newspaper of general circulation in the county
18 where the property is located, in the manner provided by law and to all defendants. In addition,
19 notice of sale shall be given to the estate of judgment debtor and attorney for judgment debtor, if
20 any, for 6 consecutive weeks pursuant to RCW 6.17.130.

21 Dated: March 16, 2015

22 
23 Jessica Knox, WSBA #46436
24 108 1st Avenue South, Ste. 300
25 Seattle, WA 98104
26 (855) 809-3977
27 Attorneys for Plaintiff

28 Dated the ____ Day of March 2015

Title
By: _____
Deputy