



201507140080

Skagit County Auditor \$74.00
7/14/2015 Page 1 of 3 2:59PM

AFTER RECORDING RETURN TO:

RCO LEGAL, P.S.
13555 SE 36TH ST., SUITE 200
BELLEVUE, WA 98006
Ref: 44193

Document Title:
Certificate of Sale

Reference Number(s) of Documents:
Deed of Trust Recording No. 200606280087

Grantor:
Skagit County Sheriff

Grantee:
OneWest Bank N. A.

Legal Description as follows:
Lot 2 and the West Half of Lot 3, Block 4, BROADWAY ADDITION TO MOUNT VERNON,
according to the plat thereof, recorded in Volume 6 of Plats, page 7, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number:
3709-004-003-0007/P52399

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**ONEWEST BANK, FSB, its successors in
interest and/or assigns,**

Plaintiff,

vs.

**THE ESTATE OF MIRIAM M. HUGHES, AN
INCAPACITATED PERSON; UNITED STATES
OF AMERICA SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; WASHINGTON
STATE DEPARTMENT OF SOCIAL AND
HEALTH SERVICES; Occupants of the
Premises; and any persons or parties
claiming to have any right, title, estate, lien
or interest in the real property described in
the complaint,**

Defendants.

Cause No.: 12-2-01997-8

**SHERIFF'S CERTIFICATE OF SALE OF
REAL PROPERTY**

ORIGINAL

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a JUDGMENT, DECREE OF FORECLOSURE, AND ORDER FOR SALE entered in the Superior Court of said County and State on the 14th day of November 2014, in an action wherein ONEWEST BANK, FSB is plaintiff and THE ESTATE OF MIRIAM M. HUGHES, AN INCAPACITATED PERSON; UNITED STATES OF AMERICA SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES; Occupants of the Premises; and any persons or parties claiming to have any right, title, estate, lien or interest in the real property described in the complaint are defendants.

Said order of sale having been duly certified and together with a Writ for Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$217,758.18 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 1st day of May 2015, at 10:30 A.M., at the steps of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit:

ONEWEST BANK, FSB
c/o RCO LEGAL, PS
13555 SE 36TH ST; STE 300
BELLEVUE, WA 98006

Who made the highest and best bid therefore of \$170,000.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:

Assessor's Parcel/Tax ID Number: P52399 / 3709-004-003-0007

LOT 2 AND THE WEST HALF OF LOT 3, BLOCK 4, BROADWAY ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1612 E BROADWAY ST, MOUNT VERNON, WA 98274.

And I do further certify that the said real property was sold in one parcel and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in 8 months as provided by law.

Given under my hand this 1st day of May 2015.

WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON

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

I certify that I know or have satisfactory evidence that Carolyn K. Vandenheuvel is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Will Reichardt, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 1st day of May 2015.

Jamie D. Bredstrand

Jamie D. Bredstrand, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 2, 2018.

