



201509030041

Skagit County Auditor

\$75.00

9/3/2015 Page

1 of

4 10:00AM

**Return To:**

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

**Date:** September 2, 2015

**Skagit County Superior Court No:** 15-2-00055-4

**Document Title:**

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

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

1. Price, Brance C.
2. Christiana Trust, a division of Wilmington Savings Fund Society
3. Mortgage Electronic Registration Systems, Inc.
4. CIT Group
5. Wildflower Homeowner's Association
6. D.B. Johnson Construction, Inc.

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

1. City of Sedro-Woolley

**Legal Description:**

Lot 11, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1,  
WILDFLOWER, as per the plat thereof recorded under Auditor's File No.  
200305090001, records of Skagit County, Wash.  
(P120316)

**Assessor's Parcel/Tax ID Number:**

P120316 / 4813-000-011-0000

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

**THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation,**  
Plaintiff,

vs.

**BRANCE C. PRICE, an unmarried person;  
CHRISTIANA TRUST, a division of  
Wilmington Savings Fund Society, FSB, as  
Trustee for Stanwich Mortgage Loan Trust,  
Series 2012-14; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, Inc.; CIT  
GROUP; WILDFLOWER HOMEOWNERS  
ASSOCIATION; D.B. JOHNSON  
CONSTRUCTION, Inc.,**

Defendants.

Cause No.: **15-2-00055-4**

**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 24th day of August 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 BRANCE C. PRICE, 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: P120316 / 4813-000-011-0000

Lot 11, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER, as per the plat thereof recorded under Auditor's File No. 200305090001, records of Skagit County, Wash. (P120316)

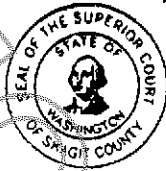
Also commonly known as 1711 Sweet Cicely Lane, Sedro-Woolley, WA 98284.

Given under my hand this 2nd day of September 2015.

Will Reichardt, Sheriff

By: Carolyn K. Vandenheuvel  
Carolyn K. Vandenheuvel, 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 8-26-15



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2015 AUG 26 AM 11:41

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

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Plaintiff

N<sup>o</sup> 15-2-00055-4

ORDER OF SALE

vs.

BRANCE C. PRICE, an unmarried  
person; CHRISTIANA TRUST, a  
division of Wilmington Savings Fund  
Society, FSB, as Trustee for Stanwich  
Mortgage Loan Trust, Series 2012-14;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, Inc.; CIT  
GROUP; WILDFLOWER  
HOMEOWNERS ASSOCIATION; D.B.  
JOHNSON CONSTRUCTION, Inc.

Defendants

RECEIVED  
15 AUG 26 AM 11:53  
WILL REICHARDT, SHERIFF

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge of the above-entitled Court on the 7<sup>th</sup> day of August, 2015, and the Court having entered a Judgment and Decree of Foreclosure directing that the subject property be sold;

AND WHEREAS, the principal amount of the judgment is \$6,505.28, plus costs of \$1,596.05 and attorney's fees of \$1,500.00, for a total judgment of \$9,601.33, with interest on such amounts accruing at the rate of 12% per annum from the date of judgment,

AND WHEREAS, no payments have been received by Plaintiff following the date judgment was entered;

ORIGINAL

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
1204 Cleveland Ave., Mount Vernon, Wash. 98273  
(360) 848-0339 FAX (360) 336-3488  
cdsjostrom@comcast.net

ORDER OF SALE

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1 AND WHEREAS, the said judgment was recorded on August 10<sup>th</sup>, 2015 under Skagit  
2 County Auditor's File No. 201508100146;

3 Now, therefore,

4 IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County,  
5 Washington, shall sell, in the manner provided by law, the following described real property,  
6 which is situate in Skagit County:

7 Lot 11, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER, as per the  
8 plat thereof recorded under Auditor's File No. 200305090001, records of Skagit County, Wash.

9 (P120316)

10 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from the  
11 said property be applied to the payment of the judgment, accrued interest, attorney's fees, costs,  
12 and increased costs, attorney's fees and interest; and,

13 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if deficiencies remain  
14 after application of the proceeds of such sale, execution shall be issued for such deficiencies  
15 against Defendant Price, and enforced against any other property of his not exempt from  
16 execution.

17 DATED AUG 24 2015



Witness the Hon. Michael E. Rickert,  
Judge of the Superior Court, and Seal Thereof,

AUG 24 2015  
(date)

MAVIS BETZ, County Clerk

By: 

DEPUTY

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21349

1204 Cleveland Ave., Mount Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

[cdsjostrom@comcast.net](mailto:cdsjostrom@comcast.net)