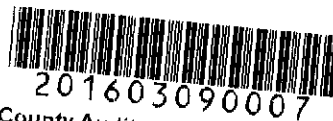


**AFTER RECORDING RETURN TO:**

RCO LEGAL, P.S.  
13555 SE 36<sup>TH</sup> ST., SUITE 300  
BELLEVUE, WA 98006  
Ref: 44079 - Garibay



Skagit County Auditor

3/9/2016 Page

1 of

\$75.00  
3 11:10AM

**Document Title:**

SHERIFFS CERTIFICATE OF SALE

**Reference Number(s) of Documents referenced in Litigation:**

Deed of Trust Recording No. 200907290108

**Grantor:**

Skagit County Sheriff

**Grantee:**

OneWest Bank, FSB

**Legal Description as follows:**

Lot 1, "Jefferson Place," as per plat recorded in volume 14 of plats, page 175, records of Skagit County, Washington.

Situate in the county of Skagit, State of Washington.

**Assessor's Property Tax Parcel/Account Number:**

4554-000-001-0000

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

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

Plaintiff,

vs.

**UNKNOWN HEIRS AND DEVISEES OF  
IGNACIO GARIBAY; UNKNOWN HEIRS AND  
DEVISEES OF MERCEDES GARIBAY; SYLVIA  
S. GARIBAY; 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.: **12-2-00395-8**

**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 of 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, its successors in interest and/or assigns is plaintiff and UNKNOWN HEIRS AND DEVISEES OF IGNACIO GARIBAY; UNKNOWN HEIRS AND DEVISEES OF MERCEDES GARIBAY; SYLVIA S. GARIBAY; 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 an 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 \$231,317.82 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 8th 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 Synova M. L. Edwards  
RCO Legal, P.S.  
13555 SE 36th St, Ste 300  
Bellevue, WA 98006

Who made the highest and best bid therefore of \$190,000.00 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: P96077 / 4554-000-001-0000

LOT 1, "JEFFERSON PLACE," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 175, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

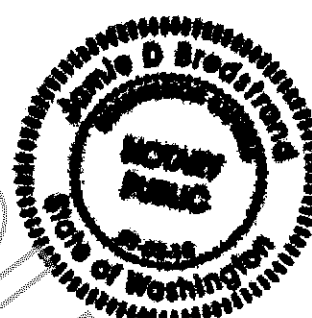
Also commonly known as 1806 Blackburn Rd, Mount Vernon, WA 98273.

And I do further certify that the said real property was sold in one lot 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 8th day of May 2015.

WILL REICHARDT, SHERIFF  
SKAGIT COUNTY, WASHINGTON

By: Elizabeth A. Morgan  
Elizabeth A. Morgan  
Civil Assistant



I certify that I know or have satisfactory evidence that Elizabeth A. Morgan 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 8th day of May 2015.

Jamie D. Bredstrand

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