



Skagit County Auditor
3/14/2016 Page

1 of

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\$78.00

1:05PM

Return To:

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

Date: March 14, 2016

Skagit County Superior Court No: 14-2-00770-4

Document Title:

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

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

1. Estate of Michael Neely aka Michael Shawn Neely
2. et al

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

1. Green Tree Servicing LLC

Legal Description:

LOT B-1, CITY OF BURLINGTON SHORT PLAT NO. 2-92, APPROVED JANUARY 19, 1993, RECORDED JANUARY 21, 1993 IN BOOK 10 OF SHORT PLATS, PAGE 167, UNDER AUDITOR'S FILE NO. 9301210013 AND BEING A PORTION OF TRACT 44 OF "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

Assessor's Parcel/Tax ID Number:

P62586 / 3867-000-044-1309

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

GREEN TREE SERVICING LLC,

Plaintiff,

vs.

ESTATE OF MICHAEL NEELY AKA MICHAEL SHAWN NEELY; SHARON KLINGER; KEITH KLINGER; ERIC KLINGER; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF MICHAEL NEELY AKA MICHAEL SHAWN NEELY; 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.: **14-2-00770-4**

**SHERIFF'S NOTICE OF EXECUTION
UPON REAL PROPERTY**

ORIGINAL

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 19th day of February 2016, 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 MICHAEL NEELY AKA MICHAEL SHAWN NEELY; SHARON KLINGER; KEITH KLINGER; ERIC KLINGER; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF MICHAEL NEELY AKA MICHAEL SHAWN NEELY; 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, 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: P62586 / 3867-000-044-1309

LOT B-1, CITY OF BURLINGTON SHORT PLAT NO. 2-92, APPROVED JANUARY 19, 1993, RECORDED JANUARY 21, 1993 IN BOOK 10 OF SHORT PLATS, PAGE 167, UNDER AUDITOR'S FILE NO. 9301210013 AND BEING A PORTION OF TRACT 44 OF "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

Also commonly known as 618 W FAIRHAVEN AVE, BURLINGTON, WA 98233.

Given under my hand this 14th day of March 2016.

Will Reichardt, Sheriff

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

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

9 GREEN TREE SERVICING LLC.

10 Plaintiff,

11 vs.

12 ESTATE OF MICHAEL NEELY AKA
13 MICHAEL SHAWN NEELY; SHARON
14 KLINGER; KEITH KLINGER; ERIC
15 KLINGER; UNKNOWN HEIRS, SPOUSE,
16 LEGATEES AND DEVISEES OF THE
17 ESTATE OF MICHAEL NEELY AKA
18 MICHAEL SHAWN NEELY; DOES 1-10
19 INCLUSIVE; UNKNOWN OCCUPANTS OF
20 THE SUBJECT REAL PROPERTY;
21 PARTIES IN POSSESSION OF THE
22 SUBJECT REAL PROPERTY; PARTIES
23 CLAIMING A RIGHT TO POSSESSION OF
24 THE SUBJECT PROPERTY; AND ALSO,
25 ALL OTHER UNKNOWN PERSONS OR
26 PARTIES CLAIMING ANY RIGHT, TITLE,
27 ESTATE, LIEN, OR INTEREST IN THE
28 REAL ESTATE DESCRIBED IN THE
COMPLAINT HEREIN;

Defendants.

Case No.: 14-2-00770-4

ORDER OF SALE FOR PROPERTY
ADDRESS:

618 W Fairhaven Ave.
Burlington, WA 98233

(Clerk's Action Required)

23
24 **THE STATE OF WASHINGTON TO:** Skagit County Sheriff

25 A Judgment of Foreclosure was entered and docketed in this case on 2/5/2016. The
26 Judgment was entered in favor of the Judgment Creditor: GREEN TREE SERVICING LLC,
27 7360 S. Kyrene Road, Tempe, AZ, 85283; against The Estate of Michael S. Neely (Judgment
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Debtor), with a money award in the amount of \$225,116.85, plus post judgment interest at the rate of 5.7500% per annum from 2/11/2016 to date of sale, with a per diem of \$27.26, and whereas said judgment is a foreclosure without deficiency judgment, eight month redemption period.

NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property on execution (subject to redemption of 8 months), all of the interest that the Defendant had on January 19, 2008, the date of the Deed of Trust, and also the interest that the Defendant had thereafter acquired, in the real property described as follows:

LOT B-1, CITY OF BURLINGTON SHORT PLAT NO. 2-92, APPROVED JANUARY 19, 1993, RECORDED JANUARY 21, 1993 IN BOOK 10 OF SHORT PLATS, PAGE 167, UNDER AUDITOR'S FILE NO. 9301210013 AND BEING A PORTION OF TRACT 44 OF "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

APN/Parcel #P62586 and commonly known as: 618 W Fairhaven Ave., Burlington, WA 98233.

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

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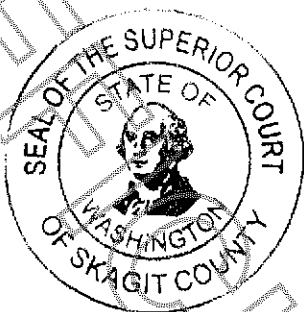
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3 WITNESS, the Honorable **DAVE NEEDY**, Judge of the Superior Court and seal of
4 said court, affixed this FEB 19 day of 2016 at , Washington.



MAVIS E. BETZ

CLERK

Title

By:

Deputy

[Signature] Deputy Clerk

Presented by:

Dated: February 16, 2016

McCarthy & Holthus, LLP

☒ Wendy Walter, WSBA No. 33809

☒ Annette Cook, WSBA No. 31450

☐ Christopher Luhrs, WSBA No. 43175

☒ Joseph T. McCormick III, WSBA No. 48883

108 1st Avenue South, Ste. 300

Seattle, WA 98104

Attorneys for Plaintiff