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Skagit County Auditor

8/3/2016 Page

1 of

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\$79.00

3:26PM

**Return To:**

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

**Date:** August 3, 2016

**Skagit County Superior Court No:** 16-2-00595-3

**Document Title:**

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

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

1. Wornstaff-Smith, Debra

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

1. Washington Federal, N.A.

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

P36535 / 350414-0-003-0105

**Legal Description:**

THAT PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;  
THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION, 7 CHAINS, 38 LINKS (487.08 FEET);  
THENCE EAST 54 RODS, 10 FEET (901 FEET);  
THENCE SOUTH TO THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE WEST TO THE POINT OF BEGINNING,  
EXCEPT ROADS,  
AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF THAT CERTAIN PARCEL CONVEYED TO R.S.

MCINTOSH BY DEED DATED DECEMBER 4, 1891 AND RECORDED  
DECEMBER 8, 1891, UNDER AUDITOR'S FILE NO. 5982 IN VOLUME 21  
OF DEEDS, PAGE 762 AND DESCRIBED THEREIN AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, 37  
LINKS SOUTH FROM THE QUARTER SECTION CORNER ON WEST SIDE  
OF SAID SECTION 14;  
THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14, 12  
CHAINS AND 50 LINKS;  
THENCE EAST 16 CHAINS AND 12 LINKS TO THE RIGHT OF WAY OF  
THE FAIRHAVEN AND SOUTHERN RAILWAY;  
THENCE NORTH 52 ¼ DEGREES WEST ALONG SAID RIGHT OF WAY TO  
THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

**WASHINGTON FEDERAL, N.A.,**  
Plaintiff,

vs.

**DEBRA WORNSTAFF-SMITH A/K/A DEBRA SMITH AND JOHN DOE WORNSTAFF-SMITH, WIFE AND HUSBAND; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED,**

Defendants.

Cause No.: **16-2-00595-3**

**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 11th day of July 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 DEBRA WORNSTAFF-SMITH A/K/A DEBRA SMITH, 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: P36535 / 350414-0-003-0105

THAT PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;  
THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION, 7 CHAINS, 38 LINKS (487.08 FEET);  
THENCE EAST 54 RODS, 10 FEET (901 FEET);  
THENCE SOUTH TO THE SOUTH LINE OF SAID SUBDIVISION;  
THENCE WEST TO THE POINT OF BEGINNING,  
EXCEPT ROADS,  
AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF THAT CERTAIN PARCEL CONVEYED TO R.S. MCINTOSH BY DEED DATED DECEMBER 4, 1891

AND RECORDED DECEMBER 8, 1891, UNDER AUDITOR'S FILE NO. 5982 IN VOLUME 21 OF DEEDS, PAGE 762 AND DESCRIBED THEREIN AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, 37 LINKS SOUTH FROM THE QUARTER SECTION CORNER ON WEST SIDE OF SAID SECTION 14;  
THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14, 12 CHAINS AND 50 LINKS;  
THENCE EAST 16 CHAINS AND 12 LINKS TO THE RIGHT OF WAY OF THE FAIRHAVEN AND SOUTHERN RAILWAY;  
THENCE NORTH 52 ¼ DEGREES WEST ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 21892 Ratchford Rd, Sedro-Woolley, WA 98284.

Given under my hand this 3rd day of August 2016.

Will Reichardt, Sheriff

By:

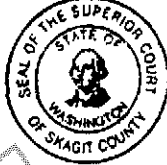
  
Elizabeth A. Morgan, Civil Assistant

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 JUL 11 2016

SKAGIT COUNTY, WASH  
FILED

JUL 11 2016

MAVIS E. BETZ, CO. CLERK  
Deputy



MAVIS E. BETZ, County Clerk  
By: *[Signature]*  
Deputy Clerk

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

WASHINGTON FEDERAL, N.A.,

Plaintiff,

vs.

Case No. 16-2-00595-3

ORDER OF SALE

DEBRA WORNSTAFF-SMITH A/K/A DEBRA SMITH AND JOHN DOE WORNSTAFF-SMITH, WIFE AND HUSBAND; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED,

Defendants.

THE STATE OF WASHINGTON, to the Skagit County Sheriff:

WHEREAS, in the above-entitled Court, on June 7, 2016, Washington Federal, N.A., its successors in interest and/or assigns, recovered a Judgment against Defendant, Debra Wornstaff-Smith a/k/a Debra Smith, and against the real property in the amount of \$171,031.69, plus interest at the rate of 5.250% per annum from June 7, 2016; which said Judgment is entered in Execution Docket of the Superior Court as Judgment Number 16-9-01049-9 and which there is now due and owing \$171,031.69, not including post Judgment interest; and whereas the said Judgment is a foreclosure with a twelve (12) month

ORDER OF SALE - 1

WEINSTEIN & RILEY, P.S.

2001 Western Avenue, Suite 400  
Seattle, Washington 98121  
Telephone: (206) 269-3490  
Facsimile: (206) 269-3493

DUPLICATE ORIGINAL

RECEIVED  
16 JUL 21 AM 11:12  
WILL REICHARDT, SHERIFF

UNOFFICIAL  
3

1 redemption period, against the Defendants herein of a Deed of Trust on the following  
2 described property, situated in Skagit County, State of Washington, to-wit:

3 THE STATE OF WASHINGTON, to the Sheriff of Skagit County:

4 That portion of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 35  
5 North, Range 4 East, W.M., described as follows:

6 Beginning at the Southwest corner of said subdivision;  
7 thence North along the West line of said subdivision, 7 chains, 38 links (487.08 feet);  
8 thence East 54 rods, 10 feet (901 feet);  
9 thence South to the South line of said subdivision;  
10 thence West to the point of beginning,

11 EXCEPT roads,

12 AND EXCEPT that portion, if any, lying within the boundaries of that certain parcel  
13 conveyed to R.S. McIntosh by deed dated December 4, 1891 and recorded December  
14 8, 1891, under Auditor's File No.5982 in Volume 21 of Deeds, page 762 and  
15 described therein as follows:

16 Beginning at a point on the West line of said Section 14, 37 links South from the  
17 quarter Section corner on West side of said Section 14;

18 thence South along the West line of said Section 14, 12 chains and 50 links;  
19 thence East 16 chains and 12 links to the right of way of the Fairhaven and Southern  
20 Railway;

21 thence North 52 1/4 degrees West along said right of way to the point of beginning.  
22 Situate in the County of Skagit, State of Washington.

23 Tax Account No.: 350414-0-003-0105 (P36535)

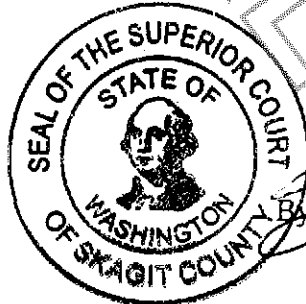
24 Commonly known as: 21892 Ratchford Rd., Sedro-Woolley, WA 98284

25 THEREFORE, in the name of the State of Washington, you are hereby commanded  
to proceed to seize and sell forthwith, and without appraisalment, the above-described  
property, in the manner provided by law; or so much thereof as may be necessary to satisfy  
the Judgment, interest and costs, and any advances that Plaintiff, Washington Federal,  
N.A., its successors in interest and/or assigns, may be required after the entry of Judgment  
to make for the payment of taxes, assessments, other items constituting liens on the

1 property, insurance, and/or repairs for the protection or preservation of the property; and if  
2 you fail to find said property and if the Judgment herein provides for deficiency and the  
3 proceeds of such sale be insufficient to satisfy said Judgment, costs and any accrued and  
4 increased costs, you are directed to take the money or any balance thereof remaining  
5 unpaid, out of any property of Defendant, Debra Wornstaff-Smith a/k/a Debra Smith,  
6 individually and as a marital community not exempt from execution.

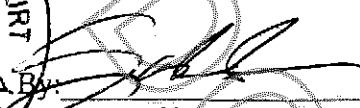
7  
8       HEREIN FAIL NOT, but make return hereof within sixty days, showing how you  
9 have executed the same.

10       Witness, the Honorable **DAVE NEEDY**, Judge of the Superior Court and the seal  
11 of said Court, affixed this 11 day of July, 2016, at Mount Vernon  
12 Washington.



13 Superior Court Clerk


**MAVIS E. BETZ**

14  
15 By:   
Deputy Clerk

**MAVIS E. BETZ**  
**SKAGIT COUNTY CLERK**  
205 W. KINGAID, RM 103  
MOUNT VERNON, WA 98273

16 I STIPULATE TO A 30-DAY OR LESS  
17 EXTENSION OF THIS ORDER FOR  
18 PURPOSES OF SALE PURSUANT TO  
RCW 6.21.050.

19 WEINSTEIN & RILEY, P.S.

20  
21 By:   
Marisa A. Bender, WSBA #38191  
22 Katherine Christofilis, WSBA #42584  
23 Justin T. Jastrzebski, WSBA #46680  
Attorneys for Plaintiff

24  
25 ORDER OF SALE - 3

**WEINSTEIN & RILEY, P.S.**  
2001 Western Avenue, Suite 400  
Seattle, Washington 98121  
Telephone: (206) 269-3490  
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