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Skagit County Auditor

\$74.00

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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 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 DEFAULT JUDGMENT AND DECREE OF FORECLOSURE entered in the Superior Court of said County and State on the 5th day of February 2016, in an action wherein GREEN TREE SERVICING LLC is plaintiff and 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 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 \$233,931.05 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 17th day of June 2016, 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:

CLAUS BROTHERS LLC
15193 DORIS ST
ANACORTES, WA 98221

Who made the highest and best bid therefore of \$160,001.00 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: 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.

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 17th day of June 2016.

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 17th day of June 2016.

Julia Benson

Julia Benson, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon.
My commission expires January 15, 2018.

