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Skagit County Auditor

\$78.00

5/2/2017 Page

1 of

6 9:33AM

Return To:

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

Date: May 2, 2017

Skagit County Superior Court No: 15-2-00020-1

Document Title:

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

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

1. Pinneke, Brad O., Deceased
2. Pinneke, Tamara L. aka Tammy Pinneke, Deceased
3. *et al*

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

1. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-7

Legal Description:

LOT 28, "WALNUT GROVE ADDITION TO BURLINGTON, SKAGIT
COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 7 OF
PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE
OF WASHINGTON.

Assessor's Parcel/Tax ID Number:

P72918 / 4097-000-028-0004

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2005-7,**

Plaintiff,

vs.

**BRAD O. PINNEKE, DECEASED; TAMARA L.
PINNEKE AKA TAMMY PINNEKE,
DECEASED; BRADEN PINNEKE; GREG
WAITE; TRAVIS ALVORD; RANDALL
ALVORD; BENEFICIAL WASHINGTON, INC.;
U.S. BANK NATIONAL ASSOCIATION ND, A
NATIONAL BANKING ASSOCIATION;
UNKNOWN HEIRS, SPOUSE, LEGATEES
AND DEVISEES OF BRAD O. PINNEKE,
DECEASED; UNKNOWN HEIRS, SPOUSE,
LEGATEES AND DEVISEES OF TAMARA L.
PINNEKE AKA TAMMY PINNEKE,
DECEASED; 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.: **15-2-00020-1**

**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 17th day of April 2017, by the Clerk thereof, a

U.S. DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

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 BRAD O. PINNEKE, DECEASED; AND TAMARA L. PINNEKE, DECEASED; *IN REM*, 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: P72918 / 4097-000-028-0004

LOT 28, "WALNUT GROVE ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 1727 SUNSET DR, BURLINGTON, WA 98233.

Given under my hand this 2nd day of May 2017.

Will Reichardt, Sheriff

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

RECEIVED
17 JUL 27 AM 10:36
HILL COUNTY CLERK'S OFFICE

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

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-7,

Plaintiff,

vs.

BRAD O. PINNEKE, DECEASED; TAMARA
L. PINNEKE AKA TAMMY PINNEKE,
DECEASED; BRADEN PINNEKE; GREG
WAITE; TRAVIS ALVORD; RANDALL
ALVORD; BENEFICIAL WASHINGTON,
INC.; U.S. BANK NATIONAL
ASSOCIATION ND, A NATIONAL
BANKING ASSOCIATION; UNKNOWN
HEIRS, SPOUSE, LEGATEES AND
DEWISEES OF BRAD O. PINNEKE,
DECEASED; UNKNOWN HEIRS, SPOUSE,
LEGATEES AND DEWISEES OF TAMARA
L. PINNEKE AKA TAMMY PINNEKE,
DECEASED; 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.

Case No.: 15-2-00020-1

ORDER OF SALE FOR PROPERTY
ADDRESS:

1727 Sunset Dr
Burlington, WA 98233

(Clerk's Action Required)

ORIGINAL

1
2 **THE STATE OF WASHINGTON TO: Skagit County Sheriff**

3 A Default Judgment and Decree of Foreclosure was entered and docketed in this case on
4 3/3/2017. The Judgment was entered in favor of the Judgment Creditor: U.S. BANK
5 NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT
6 LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7, 1 Home
7 Campus X2504-017, Customer Service, Des Moines, IA, 50328; against Brad O. Pinneke,
8 Deceased, Tamara L. Pinneke, Deceased; *In Rem*
9 (Judgment Debtor), with a money award in the amount of \$291,280.41, plus post judgment
10 interest at the rate of 7.575% per annum from 3/3/2017 to date of sale, with a per diem of
11 \$60.45, and whereas said judgment is a foreclosure without deficiency judgment, eight month
12 redemption period.

13 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you
14 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
15 execution (subject to redemption of 8 months), all of the interest that the Defendant had on April
16 28, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter
17 acquired, in the real property described as follows:

18 LOT 28, "WALNUT GROVE ADDITION TO BURLINGTON, SKAGIT COUNTY,
19 WASHINGTON," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 94,
20 RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF
BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

21 APN/Parcel No. P72918 and commonly known as: 1727 Sunset Dr, Burlington, WA 98233.

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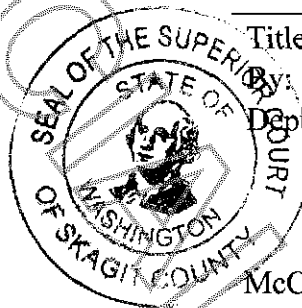
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2 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
3 performing this Order of Sale. You are to make the return within 60 days after issuance by the
4 court. For purposes of sale, the Order may be automatically extended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

5 WITNESS, the Honorable **DAVE NEEDY**, Judge of the Superior Court and seal
6 of said court, affixed this day of **APR 17 2017** at _____, Washington.

7 MAVIS E. BETZ
8 SKAGIT COUNTY CLERK
9 205 W. KINCAID, RM 103
10 MOUNT VERNON, WA 98273



Title _____
Deputy _____

11 Presented by:

12 Dated: April 11, 2017

McCarthy & Holthus, LLP

13
14 _____
15 Wendy Walter WSBA No. 33809
16 ✓ Christopher Luhrs WSBA No. 43175
17 Joseph McCormick WSBA No. 48883
18 David Swartley WSBA No. 51732
19 108 1st Avenue South, Ste. 300
20 Seattle, WA 98104
21 Attorneys for Plaintiff
22
23
24
25
26
27
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