

Return Address:

McCarthy & Holthus, LLP
Attn: Joseph McCormick, WSBA No. 48883
108 1st Avenue South, Ste. 300
Seattle, WA 98104



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Skagit County Auditor

6/23/2017 Page

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\$76.00

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Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

Sheriff's Certificate of Sale of Real

1. Property

2.

3.

4.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ Of document.

Grantor(s) (Last name, first name, initials)

1. Will Reichardt, Sheriff of Skagit County, WA ,

2.

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Bank of America, N.A. ,

2.

Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 3 CASCADE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16
OF PLATS, PAGES 85 AND 86, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN
SKAGIT COUNTY, WASHINGTON.

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

4667-000-003-0000

☐ Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the
document to verify the accuracy or completeness of the indexing information provided herein.

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

THE ESTATE OF DONALD R. MACE, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF DONALD R. MACE, DECEASED; THE ESTATE OF ANNA LOUISE MACE, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF ANNA LOUISE MACE, DECEASED; DONALD RAY MACE II, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNA LOUISE MACE, DECEASED; DONALD RAY MACE II AND JANE DOE MACE, HIS WIFE; BEVERLY A. ALLEN AND JOHN DOE ALLEN, HER HUSBAND; JOSEPH D. MACE AND JANE DOE MACE, HIS WIFE; TROY ALLEN AND JANE DOE ALLEN, HIS WIFE; KIMBERLY ALLEN AND JOHN DOE ALLEN, HER HUSBAND; GENNIFER ALLEN DAWSON AND JOHN DOE DAWSON, HER HUSBAND; TOWN OF CONCRETE; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED,

Defendants.

Cause No.: **14-2-00438-1**

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 AND DISMISSAL OF TOWN OF CONCRETE entered in the Superior Court of said County and State on the 30th day of December 2016, in an action wherein BANK OF AMERICA, N.A. is plaintiff and THE ESTATE OF DONALD R. MACE, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF DONALD R. MACE, DECEASED; THE ESTATE OF ANNA LOUISE MACE, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF ANNA LOUISE MACE, DECEASED; DONALD RAY MACE II, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNA LOUISE MACE, DECEASED;

DONALD RAY MACE II AND JANE DOE MACE, HIS WIFE; BEVERLY A. ALLEN AND JOHN DOE ALLEN, HER HUSBAND; JOSEPH D. MACE AND JANE DOE MACE, HIS WIFE; TROY ALLEN AND JANE DOE ALLEN, HIS WIFE; KIMBERLY ALLEN AND JOHN DOE ALLEN, HER HUSBAND; GENNIFER ALLEN DAWSON AND JOHN DOE DAWSON, HER HUSBAND; TOWN OF CONCRETE; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED 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 \$173,430.26 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 28th day of April 2017, 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:

BANK OF AMERICA, N.A.
c/o MCCARTHY & HOLTHUS LLP
108 1ST AVE S; STE 300
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$95,000.00 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: P108152 / 4667-000-003-0000

LOT 3 CASCADE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 85 AND 86, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT CERTAIN 44X28 FOOT 2002 GREENBRIAR MANUFACTURED HOME BEARING VIN NO.2191-0160-R AB AND MORE FULLY DESCRIBED IN THAT CERTAIN TITLE ELIMINATION DOCUMENT FILED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON OCTOBER 17, 2002 UNDER RECORDING/AUDITOR'S NO. 200210170094

Also commonly known as 45291 RIDGEWAY COURT, CONCRETE, WA 98237.

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 28th day of April 2017.

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. Vandenneuvel 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 28th day of April 2017.

Jamie D. Bredstrand

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

