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Skagit County Auditor

\$77.00

8/16/2017 Page

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4 10:37AM

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)

Will Reichardt, Sheriff of the County of

1. Skagit, State of Washington , _____

2. _____ , _____

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES

1. 2005-7 , _____

2. _____ , _____

Additional names on page _____ of document

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

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

P72918

☐ Assessor Tax # not yet assigned

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 CERTIFICATE OF SALE OF
REAL PROPERTY**

Parcel Number: P72918

**Partial Legal Description: WALNUT
GROVE ADD TO BURLINGTON
LOT 28 DK 12**

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 3rd day of March 2017, in an action wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7 is plaintiff and 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 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 \$302,874.31 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 7th day of July 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:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED
ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-7
c/o MCCARTHY & HOLTHUS LLP
108 1ST AVE S; STE 300
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$204,000.00 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: 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.

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 7th day of July 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. 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 7th day of July 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.

