



201709260025

Skagit County Auditor

\$80.00

9/26/2017 Page

1 of

7 11:10AM

Return To:

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

Date: September 25, 2017

Skagit County Superior Court No: 14-2-01680-1

Document Title:

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

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

1. Kiser, Martha
2. Unknown Heirs and Devisees of J.W. Leonard Kiser
3. Kiser, Mark
4. Zarate, Karen M., FKA KISER, KAREN M.
5. Kiser, Pamela R.
6. Et Al

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

1. Onewest Bank, N.A.

Legal Description:

Lot 18, FAIRVIEW ADDITION REPLAT IN TRACTS 35 & 38, PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 7 of Plats, page 55, records of Skagit County, Washington.

Assessor's Parcel/Tax ID Number:

P72510 / 4083-000-018-0002

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**ONEWEST BANK N.A., its successors in
interest and/or assigns,**

Plaintiff,

vs.

**MARTHA KISER; UNKNOWN HEIRS AND
DEVISEES OF J.W. LEONARD KISER; MARK
KISER; KAREN M. ZARATE FKA KAREN M.
KISER; PAMELA R. KISER; UNITED STATES
OF AMERICA; STATE OF WASHINGTON;
OCCUPANTS OF THE PREMISES,**

Defendants.

Cause No.: **14-2-01680-1**

**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 an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 29th day of August 2017, 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 MARTHA KISER; UNKNOWN HEIRS AND DEVISEES OF J.W. LEONARD KISER; MARK KISER; KAREN M. ZARATE FKA KAREN M. KISER; PAMELA R. KISER; UNITED STATES OF AMERICA; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES, 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: P72510 / 4083-000-018-0002

Lot 18, FAIRVIEW ADDITION REPLAT IN TRACTS 35 & 38, PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 7 of Plats, page 55, records of Skagit County, Washington.

Also commonly known as 210 Rainbow Dr., Burlington, WA 98233.

Given under my hand this 26th day of September 2017.

Will Reichardt, Sheriff

By: Melinda Larsen

Melinda Larsen, Civil Assistant

RECORDED

17 SEP 22 04:11:56

WILL REYNOLDS, SHERIFF

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

ONEWEST BANK N.A., its successors in
interest and/or assigns,

Case No. 14-2-01680-1

Plaintiff,

ORDER OF SALE

vs.

This order may be extended up to 30
days for purposes of the sale

MARTHA KISER; UNKNOWN HEIRS
AND DEVISEES OF J.W. LEONARD
KISER; MARK KISER; KAREN M.
ZARATE FKA KAREN M. KISER;
PAMELA R. KISER; UNITED STATES OF
AMERICA; STATE OF WASHINGTON;
OCCUPANTS OF THE PREMISES,

Defendants.

Nathan F. Smith, WSB# 43160

ORIGINAL

1 THE STATE OF WASHINGTON TO THE SHERIFF OF SKAGIT COUNTY

2 GREETINGS:

3 WHEREAS, in the above-entitled court, Plaintiff, secured a judgment and
4 decree of foreclosure ("Judgment") against Defendants MARTHA KISER, UNKNOWN
5 HEIRS AND DEVISEES OF J.W. LEONARD KISER, MARK KISER, KAREN M.
6 ZARATE FKA KAREN M. KISER, PAMELA R. KISER, UNITED STATES OF
7 AMERICA, STATE OF WASHINGTON, and OCCUPANTS OF THE PREMISES, in
8 the amount of \$227,623.20, together with interest at the rate of 12.00% per annum,
9 \$13.88 per diem from August 21, 2015, the day after interest good through on the
10 Judgment, to July 28, 2015, the date of Judgment entry, in the amount of \$0.00;

11 WHEREAS, post-judgment interest is accruing on \$227,623.20 from July 29,
12 2015 until the date of sale at 12% per annum, \$74.83 per diem;

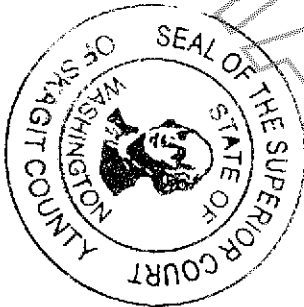
13 WHEREAS, the Judgment is a foreclosure against parties of a deed of trust
14 mortgage on the real property ("Property") at 210 Rainbow Dr, Burlington, WA 98233
15 and described in Exhibit "1" attached hereto;

16 WHEREAS, on July 28, 2015, the Court ordered that all of the Property be
17 sold and the proceeds applied to the payment of principal, interest, attorney's fees, costs
18 and disbursements and other recovery amounts with interest to date of the sale of the
19 property.

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1 NOW, THEREFORE, in the name of the STATE OF WASHINGTON you are
2 hereby commanded to proceed to seize and sell forthwith and without appraisalment, the
3 Property, in the manner provided by law, or so much thereof as may be necessary to
4 satisfy the judgment amount plus interest to the date of sale. The redemption period is
5 zero months per order entered on July 28, 2015. The Sheriff's notice of sale shall be
6 published in a publication of general circulation.

7
8 DATED this 29 day of August, 2017
9

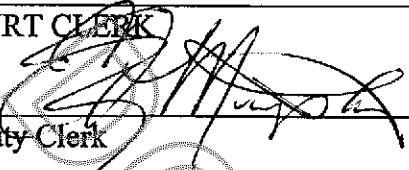


DAVE NEEDY

JUDGE of the said Court, and the seal thereof on

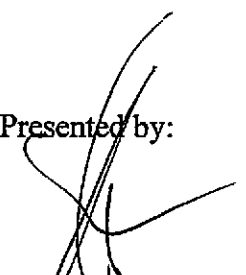
MAVIS E. BETZ

COURT CLERK

By 
Deputy Clerk

15-9-01571-9
Judgment Number

19 Presented by:

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22 
Nathan F. Smith, WSBA #43160
Attorney for Plaintiff
23 MALCOLM ♦ CISNEROS, A Law Corporation
24 2112 Business Center Drive, Second Floor
Irvine, California 92612
25 Phone: (949) 252-9400
26 Fax: (949) 252-1032
Email: nathan@mclaw.org

UNOFFICIAL DOCUMENT

EXHIBIT 1

Lot 18, FAIRVIEW ADDITION REPLAT IN TRACTS 35 & 38, PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 7 of Plats, page 55, records of Skagit County, Washington.

UNOFFICIAL DOCUMENT