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Skagit County Auditor

\$79.00

11/29/2017 Page

1 of

6 9:19AM

Return To:

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

Date: November 28, 2017

Skagit County Superior Court No: 15-2-00227-1

Document Title:

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

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

1. ESTATE OF DWARES T. RIEGER, In Rem

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

1. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,
AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST 2005-38, MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-38

Legal Description:

THE WEST 5 FEET AND THE SOUTH 62.5 FEET OF LOT 11 AND THE
SOUTH 62.5 FEET OF THE WEST 15 FEET OF LOT 12, BLOCK 5,
"AMENDED PLAT OF SHANNON'S FIRST ADDITION TO THE CITY OF
ANACORTES, " AS PER PLAT RECORDED IN VOLUME 3, OF PLATS,
PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN
THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF
WASHINGTON

Assessor's Parcel/Tax ID Number:

P58885 / 3814-005-012-0005

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST 2005-38,
MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2005-38,**

Plaintiff,

vs.

**ESTATE OF DWARES T. RIEGER; DENNIS
RIEGER, INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE OF THE
ESTATE OF DWARES T. RIEGER; ANGIE
JOHNSON; UNKNOWN HEIRS, SPOUSE,
LEGATEES, AND DEVISEES OF THE ESTATE
OF DWARES T. RIEGER; 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; 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.: **15-2-00227-1**

**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 14th day of November 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 defendant ESTATE OF DWARES T. RIEGER, 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: P58885 / 3814-005-012-0005

THE WEST 5 FEET AND THE SOUTH 62.5 FEET OF LOT 11 AND THE SOUTH 62.5 FEET OF THE WEST 15 FEET OF LOT 12, BLOCK 5, "AMENDED PLAT OF SHANNON'S FIRST ADDITION TO THE CITY OF ANACORTES, " AS PER PLAT RECORDED IN VOLUME 3, OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON

Also commonly known as 820 26TH ST, ANACORTES, WA 98221.

Given under my hand this 28th day of November 2017.

Will Reichardt, Sheriff

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

FILED
17 JUL 27 PM 1:27
WILL RECOVER CASE RIFE

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

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWALT, INC., ALTERNATIVE LOAN
TRUST 2005-38, MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 2005-
38,

Plaintiff,

vs.

ESTATE OF DWARES T. RIEGER; DENNIS
RIEGER, INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE OF THE
ESTATE OF DWARES T. RIEGER; ANGIE
JOHNSON; UNKNOWN HEIRS, SPOUSE,
LEGATEES, AND DEVISEES OF THE
ESTATE OF DWARES T. RIEGER; 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; 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.: 15-2-00227-1

ORDER OF SALE FOR PROPERTY
ADDRESS:
820 26th Street
Anacortes, WA 98221

(Clerk's Action Required)

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

2 A Default Judgment and Decree of Foreclosure was entered and docketed in this case on
3 9/8/2017. The Judgment was entered in favor of the Judgment Creditor: THE BANK OF NEW
4 YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
5 CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-38,
6 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-38, 55 Beattie Place, Suite
7 500, Greenville, SC, 29601 against Estate of Dwares T. Rieger, *In Rem*, (Judgment Debtor), with
8 a money award in the amount of \$380,498.84, plus post judgment interest at the rate of 5.2500%
9 per annum from 9/8/2017 to date of sale, with a per diem of \$54.73, and whereas said judgment
10 is a foreclosure without deficiency judgment, eight month redemption period.

11 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON**, you
12 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
13 execution (subject to redemption of 8 months), all of the interest that the Defendant had on May
14 20, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter
15 acquired, in the real property described as follows:

16 THE WEST 5 FEET AND THE SOUTH 62.5 FEET OF LOT 11 AND THE SOUTH
17 62.5 FEET OF THE WEST 15 FEET OF LOT 12, BLOCK 5, "AMENDED PLAT OF
18 SHANNON'S FIRST ADDITION TO THE CITY OF ANACORTES, " AS PER PLAT
19 RECORDED IN BOUME 3, OF PLATS, PAGE 8, RECORDS OF SKAGITCOUNTY,
WASHINGTON. SITED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT,
STATE OF WASHINGTON.

20 APN/Parcel No. P58885 and commonly known as: 820 26th Street, Anacortes, WA
98221.

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

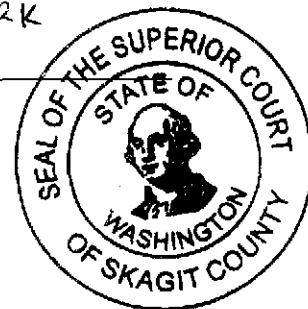
1 WITNESS, the Honorable **DAVE NEEDY**, Judge of the Superior Court and seal of
2 said court, affixed this 14 day of November, 2017 at Mt. Vernon, Washington.

3
4 **MAVIS E. BETZ**

Title SKAGIT COUNTY CLERK

By: Kate Young

Deputy



7 Presented by:

8 Dated: November 7, 2017

McCarthy & Holthus, LLP

9
10 Wendy Walter WSBA No. 33809
11 ☒ Matthew Stamper WSBA No. 46685
12 Joseph McCormick WSBA No. 48883
13 David Swartley WSBA No. 51732
14 Rhiannon Funke WSBA No. 52227
15 108 1st Avenue South, Ste. 300
16 Seattle, WA 98104
17 mstamper@mccarthyholthus.com
18 Attorneys for Plaintiff
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