



201712270131

Skagit County Auditor \$77.00  
12/27/2017 Page 1 of 4 3:53PM

Return To:

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

Date: December 27, 2017

Skagit County Superior Court No: 13-2-00260-7

Document Title:

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

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

1. Keisler, Jerry L.
2. Keisler, Mirian N.

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

1. The City of Sedro-Woolley, a Washington municipal corporation

Legal Description:

The South 70 feet of Tract 3, SEDRO ACREAGE, as per the plat thereof recorded in Volume 3 of Plats, page 35, records of Skagit County, Wash., EXCEPT the North 386 feet and the South 68 feet thereof; AND EXCEPT the West 10 feet thereof.

Assessor's Parcel/Tax ID Number:

P76920 / 4170-000-003-0300

**SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**

**THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation,**  
Plaintiff,

vs.

**JERRY L. KEISLER & MIRIAN N. KEISLER,  
h/w; BANK OF AMERICA, as successor to  
Washington Mutual Bank; AMERICAN  
GENERAL FINANCIAL SERVICES, Inc.;  
EVERGREEN FINANCIAL SERVICES, Inc..**

Defendants.

Cause No.: **13-2-00260-7**

**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 18th day of December 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 JERRY L. KEISLER & MIRIAN N. KEISLER, h/w, 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: P76920 / 4170-000-003-0300

The South 70 feet of Tract 3, SEDRO ACREAGE, as per the plat thereof recorded in Volume 3 of Plats, page 35, records of Skagit County, Wash., EXCEPT the North 386 feet and the South 68 feet thereof; AND EXCEPT the West 10 feet thereof.

Also commonly known as 703 TRAIL RD., SEDRO-WOOLLEY, WA.

Given under my hand this 27th day of December 2017.

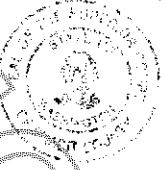
Will Reichardt, Sheriff

By:   
Carolyn K. Vandenheuvel, Civil Assistant

13-2-00260-7  
ORSI  
Order of Sale Issue  
2267956



I, MAVIS E. BETZ, Clerk of the Superior Court of  
the State of Washington, for Skagit County, do  
hereby certify that this is a true copy of the original  
now on file in my office. Dated: 12/18/2017



MAVIS E. BETZ, Clerk  
*[Signature]*  
Deputy Clerk

SKAGIT COUNTY, WASH  
FILED

DEC 18 2017

MAVIS E. BETZ, CO. CLERK  
Deputy

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

6  
7  
8 THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation  
9 Plaintiff

N<sup>o</sup> 13-2-00260-7  
(Consolidated with 14-2-00336-9)  
ORDER OF SALE

10 vs.

11 JERRY L. KEISLER & MIRIAN N.  
12 KEISLER, h/w; BANK OF AMERICA  
as successor to Washington Mutual Bank;  
13 AMERICAN GENERAL FINANCIAL  
SERVICES, Inc.; EVERGREEN  
14 FINANCIAL SERVICES, Inc.

15 Defendants

17 THE STATE OF WASHINGTON TO, SHERIFF OF SKAGIT COUNTY

18 THIS MATTER having come on before the undersigned Judge of the above-entitled  
19 Court on the 30<sup>th</sup> day of November, 2017, and the Court having entered a Judgment and Decree  
20 of Foreclosure directing that the subject property be sold;

21 AND WHEREAS, the principal amount of the judgment is \$17,629.53, plus costs of  
22 \$1,702.53 and attorney's fees of \$1,500.00, for a total judgment of \$20,832.06, with interest on  
23 such amounts accruing at the rate of 12% per annum from the date of judgment;

24 AND WHEREAS, no payments have been received by Plaintiff following the date  
25 judgment was entered;

26 AND WHEREAS, the said judgment was recorded on November 30<sup>th</sup>, 2017 under Skagit  
27 County Auditor's File No. 201711300076;

28 Now, therefore,

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
1204 Cleveland Ave., Mount Vernon, Wash. 98273  
(360) 848-0339 FAX (360) 336-3488  
cdsjostrom@comcast.net

ORDER OF SALE

C:\S.L.O\clients\CSW\Keisler\pleadings\order of sale.wpd

DUPLICATE ORIGINAL

17711300076  
11/30/17

1 IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County,  
2 Washington, shall sell, in the manner provided by law, the following described real property,  
3 which is situate in Skagit County:

4 The South 70 feet of Tract 3, SEDRO ACREAGE, as per the plat thereof recorded in Volume 3 of  
5 Plats, page 35, records of Skagit County, Wash., EXCEPT the North 386 feet and the South 68  
6 feet thereof, AND EXCEPT the West 10 feet thereof

6 (P76920)

7 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from the  
8 said property be applied to the payment of the judgment, accrued interest, attorney's fees, costs,  
9 and increased costs, attorney's fees and interest; and,

10 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that is deficiencies remain  
11 after application of the proceeds of such sale, execution shall be issued for such deficiencies  
12 against Defendants Keisler, and enforced against any other property of theirs not exempt from  
13 execution.

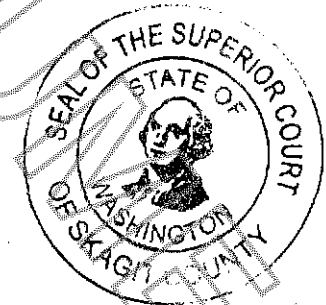
14  
15 DATED DEC 18 2017

16  
17 Witness the Hon. Dave Needy,  
18 Judge of the Superior Court, and Seal Thereof,

18 DEC 18 2017  
19 (date)

20 MAVIS BEITZ County Clerk

21 By:   
22 DEPUTY



**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149

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