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Skagit County Auditor

\$78.00

4/25/2018 Page

1 of

5 10:58AM

Return To:

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

Date: April 25, 2018

Skagit County Superior Court No: 17-2-01143-9

Document Title:

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

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

1. Prentice, Larry L.
2. Prentice, Sherlinde L.
3. Ankney Heights Homeowners Association

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

1. U.S. Bank National Association

Legal Description:

Lot 13, "Plat of Ankney Heights," as per plat recorded on August 23, 2001 under Auditor's File No. 200108230090, records of Skagit County, Washington.

TOGETHER WITH a 50% undivided interest in Lot A delineated on the face of said plat, also known as a private roadway.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Assessor's Parcel/Tax ID Number:

P118258 / 4779-000-013-0000

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff,

vs.

**LARRY PRENTICE; SHERLINDE PRENTICE;
ANKNEY HEIGHTS HOMEOWNERS
ASSOCIATION; OCCUPANTS OF THE
PROPERTY,**

Defendants.

Cause No.: **17-2-01143-9**

**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 5th day of April 2018, 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 LARRY PRENTICE; SHERLINDE PRENTICE, *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: P118258 / 4779-000-013-0000

Lot 13, "Plat of Ankney Heights," as per plat recorded on August 23, 2001 under Auditor's File No. 200108230090, records of Skagit County, Washington.

TOGETHER WITH a 50% undivided interest in Lot A delineated on the face of said plat, also known as a private roadway.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Also commonly known as 306 Longtime Lane, Sedro-Woolley, WA 98284.

Given under my hand this 25th day of April 2018.

Will Reichardt, Sheriff

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

RECEIVED

2018 APR 20 AM 11:37

WILL REICHARDT, SHERIFF

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

U.S. BANK NATIONAL ASSOCIATION,

Case No.: 17-2-01143-9

Plaintiff,

vs.

LARRY PRENTICE; SHERLINDE
PRENTICE; ANKNEY HEIGHTS
HOMEOWNERS ASSOCIATION;
OCCUPANTS OF THE PROPERTY,

Defendants.

ORDER OF SALE FOR PROPERTY

ADDRESS:

306 Longtime Lane
Sedro Woolley, WA 98284

(Clerk's Action Required)

THE STATE OF WASHINGTON TO: Skagit County Sheriff

A Default Judgment and Decree of Foreclosure was entered and docketed in this case on 3/12/2018. The Judgment was entered in favor of the Judgment Creditor: U.S. BANK NATIONAL ASSOCIATION, 4801 Frederica Street, Owensboro, KY, 42301 against Larry Prentice; Sherlinde Prentice, *In Rem* (Judgment Debtor), with a money award in the amount of \$396,269.18, plus post judgment interest at the rate of 4.5000% per annum from 3/12/2018 to date of sale, with a per diem of \$48.86, and whereas said judgment is a foreclosure without deficiency judgment, eight month redemption period.

NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property on

ORIGINAL

1 execution (subject to redemption of 8 months), all of the interest that the Defendant had on
2 December 20, 2010, the date of the Deed of Trust, and also the interest that the Defendant had
3 thereafter acquired, in the real property described as follows:

4 SEE ATTACHED EXHIBIT

5 APN/Parcel No. P118258 / 4779-000-013-0000 and commonly known as: 306 Longtime
6 Lane, Sedro Woolley, WA 98284.

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

10 WITNESS, the Honorable **BRIAN L. STILES** Judge of the Superior Court and seal of said
11 court, affixed this ___ day of **APR - 5 2018**, at Mount Vernon, Washington.

12 **MAVIS E. BETZ**
13 **SKAGIT COUNTY CLERK**

14 Title

15 By:

16 Deputy

17 Presented by:

18 Dated: March 30, 2018

19 McCarthy & Holthus, LLP

20 Wendy Walter WSBA No. 33809

21 ☒ Matthew Stamper WSBA No. 46685

22 Joseph McCormick WSBA No. 48883

23 David Swartley WSBA No. 51732

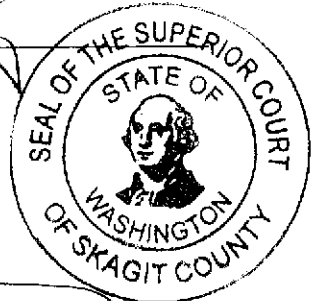
24 Rhiannon Funke WSBA No. 52227

25 108 1st Avenue South, Ste. 300

26 Seattle, WA 98104

27 mstamper@mccarthyholthus.com

28 Attorneys for Plaintiff



EXHIBIT

Lot 13, "Plat of Arkney Heights," as per plat recorded on August 23, 2001 under Auditor's File No. 200108230090, records of Skagit County, Washington.

TOGETHER WITH a 50% undivided interest in Lot A delineated on the face of said plat, also known as a private roadway.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.