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Return Address:

McCarthy & Holthus, LLP
Attn: Matthew Stamper, WSBA No. 46685
108 1st Avenue South, Ste. 300
Seattle, WA 98104
WA-13-603511-JUD

Skagit County Auditor

\$77.00

5/4/2018 Page

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4 10:38AM

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 <u>must</u> be filled in)	
1. Sheriff's Certificate of Real Property	2. _____
3. _____	4. _____
Reference Number(s) of Documents assigned or released: 200505250091	
Additional reference #'s on page _____ Of document.	
Grantor(s) (Last name, first name, initials) (Exactly as name(s) appear on Mortgage (Borrowers))	
1. Will Reichardt, Skagit County Sheriff	, _____
2. _____	, _____
Additional names on page _____ of document.	
Grantee(s) (Last name first, then first name and initials)	
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	
1. CERTIFICATES SERIES 2005-38	, _____
2. _____	, _____
Additional names on page _____ of document	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) 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 BOUME 3, OF PLATS, PAGE 8, RECORDS OF SKAGITCOUNTY, WASHINGTON. SITATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.	
Additional legal is on page _____ of document	
Assessor's Property Tax Parcel/Account Number P58885 <input type="checkbox"/> Assessor Tax # not yet assigned	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

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 CERTIFICATE OF SALE OF REAL PROPERTY

Parcel Number: P58885

Partial Legal Description: Shannon's 1st to Anacortes, the West 5 Ft and the South 62.5 Ft of Lot 11 and the South 62.5 Ft of the West 15 Ft of Lot 12, Blk 5

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 8th day of September 2017, in an action wherein 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 is plaintiff and 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 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 \$392,053.50 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 26th day of January 2018, 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:

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
c/o MCCARTHY & HOLTHUS LLP
108 1ST AVE S; STE 300
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$388,920.98 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: 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.

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 26th day of January 2018.


WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON

By: Carolyn K. Vandenhoevel
Carolyn K. Vandenhoevel
Civil Assistant

I certify that I know or have satisfactory evidence that Carolyn K. Vandenhoevel 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 26th day of January 2018.


Julia Benson, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon.
My commission expires January 15, 2018.

