

Return To:

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

Date: May 14, 2018

Skagit County Superior Court No: 16-2-01678-5

Document Title:

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

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

1. BENNETT, MICHAEL
2. BENNETT, CAROLYN
3. PUGET SOUND ENERGY, INC.

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

1. GUFFIE, DOYLE
2. GUFFIE, MARY

Assessor's Parcel/Tax ID Number:

P77152 / 4171-002-006-0005
P77154 / 4171-002-006-0203
P77155 / 4171-002-006-0302

Legal Description:

Parcel A:

Tract "A," Sedro-Woolley Short Plat No. 0283, approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's File No. 8303090021; being located in Lot 6, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat

recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Parcel B:

Tracts "C" and "D," Sedro-Woolley Short Plat No. 0283, approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's File No. 8303090021; being located in Lot 6, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.,"

as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities, over, under and across the North 20 feet of Tract "A" and the North 20 feet of the South 70 feet of Tract "C," Sedro-Woolley Short Plat No. 02-83, approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's File No. 8303090021; being located in Lot 6, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

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

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

DOYLE GUFFIE and MARY GUFFIE, husband and wife,

Plaintiffs,

vs.

MICHAEL BENNETT and CAROLYN BENNETT, husband and wife, individually, and the marital community composed thereof; PUGET SOUND ENERGY, INC., a Washington corporation; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT,

Defendants.

Cause No.: **16-2-01678-5**

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 2nd day of May 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 MICHAEL BENNETT and CAROLYN BENNETT, husband and wife, individually, and the marital community composed thereof; PUGET SOUND ENERGY, INC., a Washington corporation; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT, 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: P77152 / 4171-002-006-0005
P77154 / 4171-002-006-0203
P77155 / 4171-002-006-0302

Parcel A:

Tract "A," Sedro-Woolley Short Plat No. 0283, approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's File No. 8303090021; being located in Lot 6, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 60, records of Skagit

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

Parcel B:

Tracts "C" and "D," Sedro-Woolley Short Plat No. 0283, approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's File No. 8303090021; being located in Lot 6, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities, over, under and across the North 20 feet of Tract "A" and the North 20 feet of the South 70 feet of Tract "C," Sedro-Woolley Short Plat No. 02-83, approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's File No. 8303090021; being located in Lot 6, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.


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

Also commonly known as 207 Ball Street Sedro-Woolley, WA 98284 **and** 811 Moore Street, Sedro-Woolley, WA 98284.

Given under my hand this 15th day of May 2018.

Will Reichardt, Sheriff

By:



Melinda Larsen, Civil Assistant

RECEIVED
2018 MAY -7 PM 1:15
WILL REICHARDT, SHERIFF

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SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

DOYLE GUFFIE and MARY GUFFIE,
husband and wife,

Plaintiffs,

vs.

MICHAEL BENNETT and CAROLYN
BENNETT, husband and wife, individually,
and the marital community composed
thereof; PUGET SOUND ENERGY, INC., a
Washington corporation; and ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE,
ESTATE, LIEN OR INTEREST IN THE
REAL ESTATE DESCRIBED IN THE
COMPLAINT,

Defendants.

Case No.: 16-2-01678-5

ORDER OF SALE

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge of the above-entitled
Court on the 20th day of April, 2018, and the Court having entered a Default Judgment and
Decree of Foreclosure directing that the subject property be sold;

AND WHEREAS, the principal amount of the judgment is \$546,734.63, plus pre-

ORDER OF SALE - 1

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

 ORIGINAL

1 judgment interest (as of April 2, 2018) in the amount of \$179,031.55, plus late fees of
2 \$2,799.90, plus costs of \$3,267.59 and attorney's fees of \$22,176.50, plus other recovery
3 amounts of \$8,935.29, for a total judgment of \$762,945.46, with interest on the principal
4 judgment amount, late fees, other recovery amounts, costs, and attorney's fees accruing at the
5 rate of 12% per annum from the date of judgment;

6 AND WHEREAS, no payments have been received by Plaintiffs following the date
7 judgment was entered;

8 AND WHEREAS, the said judgment was recorded on 4-30-18,
9 2018 under Skagit County Auditor's File No. 2018 04300210;

10 Now, therefore,

11 IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County,
12 Washington, shall sell, in the manner provided by law, the following described real property,
13 which is situate in Skagit County:
14

15 Parcel A:

16 Tract "A," Sedro-Woolley Short Plat No. 0283, approved March 8, 1983
17 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under
18 Auditor's File No. 8303090021; being located in Lot 6, "PLATE NO. 2,
19 SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat
20 recorded in Volume 3 of Plats, page 60, records of Skagit County,
21 Washington

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

24 Parcel B:

25 Tracts "C" and "D," Sedro-Woolley Short Plat No. 0283, approved
March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats,
page 51, under Auditor's File No. 8303090021; being located in Lot 6,
"PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH."

ORDER OF SALE - 2

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Mount Vernon, Washington 98273
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1 as per plat recorded in Volume 3 of Plats, page 60, records of Skagit
2 County, Washington.

3 TOGETHER WITH an easement for ingress, egress and utilities, over,
4 under and across the North 20 feet of Tract "A" and the North 20 feet of
5 the South 70 feet of Tract "C," Sedro-Woolley Short Plat No. 02-83,
6 approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of
7 Short Plats, page 51, under Auditor's File No. 8303090021; being
8 located in Lot 6, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT
9 CO., WASH.," as per plat recorded in Volume 3 of Plats, page 60,
10 records of Skagit County, Washington.

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

13 The real property is identified by Skagit County Assessor's parcel and tax identification
14 numbers P77152/4171-002-006-0005, P77154/4171-002-006-0203, and P77155/4171-002-006-
15 0302; and

16 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from
17 the said property be applied to the payment of the judgment, accrued interest, late fees, other
18 recovery amounts, attorney's fees, costs, and increased costs, attorney's fees and interest; and,

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if deficiencies
20 remain after application of the proceeds of such sale, execution shall be issued for such
21 deficiencies against Defendants, MICHAEL BENNETT and CAROLYN BENNETT, husband
22 and wife, individually, and the marital community of them composed, and enforced against any
23 other property of Defendants, MICHAEL BENNETT and CAROLYN BENNETT, husband
24 and wife, individually, and the marital community of them composed, not exempt from
25 execution; and,

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if it is not possible
for the Sheriff to return on the execution of this Order of Sale within sixty (60) days of the date

ORDER OF SALE - 3

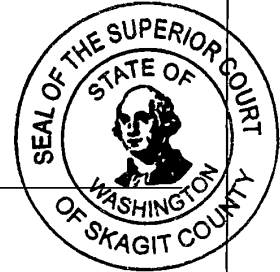
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1 hereof, that return on the execution of this Order of Sale shall be automatically extended for
2 thirty (30) days.

3 Witness the Honorable David R. Needy,
4 Judge of the Superior Court, and Seal Thereof,
5 May 2, 2018.

6 MAVIS BETZ,
7 Skagit County Superior Court Clerk

8 By: Kathu Young
9 DEPUTY



10 Presented by:

11 SKAGIT LAW GROUP, PLLC

12
13 [Signature]
14 By
15 CRAIG E. CAMMOCK, WSBA #24185
16 Attorney for Plaintiffs