



**201903250031**

03/25/2019 09:52 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

**Return To:**

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

**Date:** March 25, 2019

**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
2. PRENTICE, SHERLINDE
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 11th day of March 2019, 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 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

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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 March 2019.

Don McDermott, Sheriff

By: 

Melinda Larsen, Civil Assistant

RECEIVED

2019 MAR 21 AM 11:34

DON McDERMOTT, 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,

ORDER OF SALE FOR PROPERTY

ADDRESS:

306 Longtime Lane

Sedro Woolley, WA 98284

vs.

(Clerk's Action Required)

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

Defendants.

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

A Judgment 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 Judgment Debtor LARRY PRENTICE, SHERLINDE PRENTICE [*in rem*], 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 \$48.85, 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

ORDER OF SALE - 1

MH FILE NO.: WA-16-746533-JUD

**ORIGINAL**

MCCARTHY & HOLTHUS LLP  
108 1ST AVENUE SOUTH, STE. 300  
SEATTLE, WA 98104  
PH: (206) 596-4856  
FX: (206) 374 4000

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 A

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.

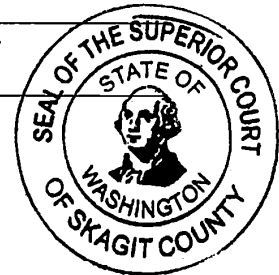
10 WITNESS, the Honorable **DAVE NEEDY**, Judge of the Superior Court and seal of  
11 said court, affixed this 11 day of March, 2019 at Mt. Vernon, Washington.

12 **MELISSA BEATON**

13 Title SKAGIT CO. Clerk

14 By: [Signature]

15 Deputy [Signature]



16 Presented by:

17 Dated: March 5, 2019

18 McCarthy & Holthus, LLP

19 [Signature]  
20 Wendy Walter WSBA No. 33809  
21 Judson Taylor WSBA No. 46127  
22 Grace Chu WSBA No. 51256  
23 Warren Lance WSBA No. 51586  
24 David Swartley WSBA No. 51732  
25 108 1st Avenue South, Ste. 300  
26 Seattle, WA 98104  
27 gchu@mccarthyholthus.com  
28 Attorneys for Plaintiff

## EXHIBIT A

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.

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