



**201904260033**

04/26/2019 11:22 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:** April 26, 2019

**Skagit County Superior Court No:** 17-2-01911-29

**Document Title:**

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

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

1. Smith, Nancy S
2. Unknown Heirs and Devisees of Smith, Scott A
3. Skagit Highlands Homeowners Association aka Skagit Highlands, LLC
4. Secretary of Housing and Urban Development
5. Occupants of the property

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

1. Wells Fargo Bank, N.A.

**Legal Description:**

LOT 269, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Assessor's Parcel/Tax ID Number:**

P125481 / 4915-000-269-0000

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

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

**NANCY S. SMITH AKA NANCY SUE SMITH;  
THE UNKNOWN HEIRS AND DEVISEES OF  
SCOTT A SMITH AKA SCOTT SMITH;  
SKAGIT HIGHLANDS HOMEOWNERS  
ASSOCIATION AKA SKAGIT HIGHLANDS,  
LLC; SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; OCCUPANTS OF THE  
PROPERTY,**

Defendants.

Cause No.: 17-2-01911-29

**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 4th day of April 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 NANCY S. SMITH AKA NANCY SUE SMITH; THE UNKNOWN HEIRS AND DEVISEES OF SCOTT A SMITH AKA SCOTT SMITH; SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION AKA SKAGIT HIGHLANDS, LLC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; OCCUPANTS OF THE PROPERTY, 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: P125481 / 4915-000-269-0000  
LOT 269, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 5250 Razor Peak Dr., Mount Vernon, WA 98273.

Given under my hand this 25th day of April 2019.

Don McDermott, Sheriff

By: Melinda Larsen

Melinda Larsen, Civil Assistant

19-0353 - Smith - Levy Notice of Execution

Page 1 of 1

RECEIVED  
APR 25 AM 11:16  
JUDICIAL SHERIFF

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

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

NANCY S. SMITH AKA NANCY SUE SMITH; THE UNKNOWN HEIRS AND DEVISEES OF SCOTT A SMITH AKA SCOTT SMITH; SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION AKA SKAGIT HIGHLANDS, LLC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 17-2-01911-29

ORDER OF SALE FOR PROPERTY  
ADDRESS:  
5250 Razor Peak Dr  
Mount Vernon, WA 98273

(Clerk's Action Required)

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

A Judgment of Foreclosure was entered and docketed in this case on 3/1/2019. The Judgment was entered in favor of the Judgment Creditor: WELLS FARGO BANK, N.A., 1000 Blue Gentian Rd., MAC# N9286-01G, Eagan, MN, 55121; against NANCY S. SMITH AKA NANCY SUE SMITH; THE UNKNOWN HEIRS AND DEVISEES OF SCOTT A. SMITH AKA SCOTT SMITH *in rem*, with a money award in the amount of \$275,662.86, plus post judgment interest at the rate of 3.8750% per annum from 3/1/2019 to date of sale, with a per

ORDER OF SALE - 1

MH FILE NO.: WA-17-798992-JUD

MCCARTHY & HOLTHUS LLP  
108 1ST AVENUE SOUTH, STE. 300  
SEATTLE, WA 98104  
PH: (206) 596-4856  
FX: (206) 274 4002

diem of \$29.27, and whereas said judgment is a foreclosure with deficiency judgment, twelve month redemption period.

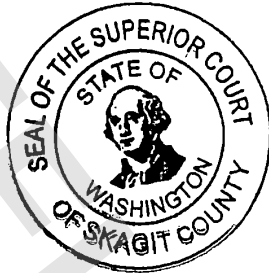
**NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you are hereby commanded to sell, in the manner prescribed by law for the sale of real property on execution (subject to redemption of 12 months), all of the interest that the Defendant had on October 16, 2012, the date of the Deed of Trust, and also the interest that the Defendant had thereafter acquired, in the real property described as follows:

LOT 269, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN/Parcel No. P125481, 4915-000-269-0000 and commonly known as: 5250 Razor Peak Dr, Mount Vernon, WA 98273.

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

1 WITNESS, the Honorable **BRIAN L. STILES**, Judge of the Superior Court  
2 and seal of said court, affixed this APR - 4 2019 day of \_\_\_\_\_ at \_\_\_\_\_,  
3 Washington.



MELISSA BEATON  
SKAGIT COUNTY CLERK  
205 W. KINCAID RM 103  
MOUNT VERNON, WA 98273

Title  
By: \_\_\_\_\_  
Deputy

8 Presented by:

9 Dated: March 29, 2019

McCarthy & Holthus, LLP

\_\_\_\_\_  
Wendy Walter WSBA No. 33809  
Judson Taylor WSBA No. 46127  
Grace Chu WSBA No. 51256  
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