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09/12/2019 01:49 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

Return To:

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

Date: September 12, 2019

Skagit County Superior Court No: 15-2-01593-4

Document Title:

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

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

1. UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF COSTULIS, JIMMIE N., DECEASED
2. UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF COSTULIS, SHARENE S., DECEASED
3. COSTULIS, KIMBERLY
4. COSTULIS, JIMMIE N. JR.
5. IN REM

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

1. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK), AS TRUSTEE FOR ACE SECURITIES HOME EQUITY LOAN TRUST 2001-HE1

Assessor's Parcel/Tax ID Number:

P71848 / 4076-079-005-0117

Legal Description:

Lot 3 and the East half of lot 4, Block 79, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington. EXCEPT the

following described portion of said East Half of Lot 4: Beginning at the Northwest corner of said East Half; Thence South along the West line of said East Half to a point which is 5 feet South of the Northerly most Southeasterly corner of an existing house located on the West Half of said Lot 4, which point is 86 feet, more or less, South of the as-built centerline of Orange Avenue; Thence East to a point on a line 5 feet East of and parallel with that certain East line of said house lying Northerly of said Southeasterly corner; Thence Northerly along said parallel line and its Northerly extension to the South line of Orange Avenue; Thence West along said South line to the point of beginning. Situated in Skagit County, Washington.

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK, N.A. (FORMERLY
KNOWN AS FIRST UNION NATIONAL
BANK), AS TRUSTEE FOR ACE SECURITIES
HOME EQUITY LOAN TRUST 2001-HE1,**

Plaintiff,

vs.

**UNKNOWN HEIRS, SPOUSE, LEGATEES,
AND DEVISEES OF JIMMIE N. COSTULIS,
DECEASED; UNKNOWN HEIRS, SPOUSE,
LEGATEES, AND DEVISEES OF SHARENE S.
COSTULIS, DECEASED; KIMBERLY
COSTULIS; JIMMIE N. COSTULIS JR.; CITY
OF BURLINGTON; WORLDWIDE ASSEST
PURCHASING; SKAGIT BONDED
COLLECTORS, LCC; EVERGREEN FINANCIAL
SERVICES, INC.; ACCOUNTS RECEIVABLE
INC.; STATE OF WASHINGTON,
DEPARTMENT OF SOCIAL AND HEALTH
SERVICES, FINANCIAL SERVICES
ADMINISTRATION; OCCUPANTS OF THE
SUBJECT REAL PROPERTY; ALL OTHER
UNKNOWN PERSONS OR PARTIES
CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL ESTATE
DESCRIBED IN THE COMPLAINT HERIN,**

Defendants.

Cause No.: **15-2-01593-4**

**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 13th day of August 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 defendants UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF JIMMIE N. 19-0757 - Costulis - Levy Notice of Execution

Page 1 of 2

COSTULIS, DECEASED; UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF SHARENE S. COSTULIS, DECEASED; KIMBERLY COSTULIS; JIMMIE N. COSTULIS JR.; CITY OF BURLINGTON; WORLDWIDE ASSEST PURCHASING; SKAGIT BONDED COLLECTORS, LCC; EVERGREEN FINANCIAL SERVICES, INC.; ACCOUNTS RECEIVABLE INC.; STATE OF WASHINGTON; DEPARTMENT OF SOCIAL AND HEALTH SERVICES, FINANCIAL SERVICES ADMINISTRATION; OCCUPANTS OF THE SUBJECT REAL PROPERTY; ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIDED IN THE COMPLAINT HERIN, 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: P71848 / 4076-079-005-0117

Lot 3 and the East half of lot 4, Block 79, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington. EXCEPT the following described portion of said East Half of Lot 4: Beginning at the Northwest corner of said East Half; Thence South along the West line of said East Half to a point which is 5 feet South of the Northerly most Southeasterly corner of an existing house located on the West Half of said Lot 4, which point is 86 feet, more or less, South of the as-built centerline of Orange Avenue; Thence East to a point on a line 5 feet East of and parallel with that certain East line of said house lying Northerly of said Southeasterly corner; Thence Northerly along said parallel line and its Northerly extension to the South line of Orange Avenue; Thence West along said South line to the point of beginning. Situated in Skagit County, Washington.

Also commonly known as 1028 E. Orange Ave., Burlington, WA 98233.

Given under my hand this 12th day of September 2019.

Don McDermott, Sheriff

By: Melinda Larsen

Melinda Larsen, Civil Assistant

RECEIVED

2019 SEP -9 PM 12:17

JUD. McDERMOTT, SHERIFF

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

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK, N.A. (FORMERLY
KNOWN AS FIRST UNION NATIONAL
BANK), AS TRUSTEE FOR ACE
SECURITIES HOME EQUITY LOAN
TRUST 2001-HE1 ,

Plaintiff,

vs.

UNKNOWN HEIRS, SPOUSE, LEGATEES,
AND DEVISEES OF JIMMIE N. COSTULIS,
DECEASED; UNKNOWN HEIRS, SPOUSE,
LEGATEES, AND DEVISEES OF SHARENE
S. COSTULIS, DECEASED; KIMBERLY
COSTULIS; JIMMIE N. COSTULIS JR.;
CITY OF BURLINGTON; WORLDWIDE
ASSET PURCHASING; SKAGIT BONDED
COLLECTORS, LLC; EVERGREEN
FINANCIAL SERVICES, INC.; ACCOUNTS
RECEIVABLE INC.; STATE OF
WASHINGTON, DEPARTMENT OF
SOCIAL AND HEALTH SERVICES,
FINANCIAL SERVICES
ADMINISTRATION; OCCUPANTS OF THE
SUBJECT REAL 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.

Case No.: 15-2-01593-4

ORDER OF SALE FOR PROPERTY
ADDRESS:
1028 E. Orange Avenue
Burlington, WA 98233

(Clerk's Action Required)

ORDER OF SALE - 1

MH FILE NO.: WA-15-683454-JUD

ORIGINAL

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

THE STATE OF WASHINGTON TO: Skagit County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on 08/02/2019. The Judgment was entered in favor of the Judgment Creditor: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK), AS TRUSTEE FOR ACE SECURITIES HOME EQUITY LOAN TRUST 2001-HE1, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO, 80129; against UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF JIMMIE N. COSTULIS, DECEASED; UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF SHARENE S. COSTULIS, DECEASED *in rem*, with a money award in the amount of \$83,219.64, plus post judgment interest at the rate of 10.2500% per annum from 8/2/2019 to date of sale, with a per diem of \$23.37, and whereas said judgment is a foreclosure without deficiency judgment, eight month redemption period.

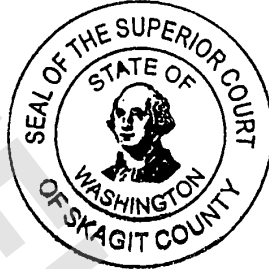
NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property on execution (subject to redemption of 8 months), all of the interest that the Defendant had on March 23, 2001, the date of the Deed of Trust, and also the interest that the Defendant had thereafter acquired, in the real property described as follows:

Attached as Exhibit "A"

APN/Parcel No. P71848; 4076-079-005-0117 and commonly known as: 1028 E. Orange Avenue, Burlington, WA 98233.

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 AUG 13 2019, 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: August 7, 2019

McCarthy & Holthus, LLP

Wendy Lee WSBA No. 33809

Judson Taylor WSBA No. 46127

✓ Grace Chu WSBA No. 51256

Warren Lance WSBA No. 51586

David Swartley WSBA No. 51732

108 1st Avenue South, Ste. 300

Seattle, WA 98104

gchu@mccarthyholthus.com

Attorneys for Plaintiff

ORDER OF SALE - 3

MH FILE NO.: WA-15-683454-JUD

MCCARTHY & HOLTHUS LLP
 108 1ST AVENUE SOUTH, STE. 300
 SEATTLE, WA 98104
 PH: (206) 596-4856
 FAX: (206) 774-4000

EXHIBIT A

Lot 3 and the East Half of Lot 4, Block 79, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

EXCEPT the following described portion of said East Half of Lot 4:

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Thence Northerly along said parallel line and its Northerly extension to the South line of Orange Avenue;
Thence West along said South line to the point of beginning.

Situated in Skagit County, Washington.