



**201912180133**

12/18/2019 02:20 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Return To:

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

Date: December 18, 2019

Skagit County Superior Court No: 14-2-01931-1

Document Title:

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

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

1. Kincaid, Leah A., aka Leah Utley

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

1. 21<sup>st</sup> Mortgage Corporation, a Delaware corporation

Legal Description:

Lots 7, 8, 9, and 10 Block 68, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Assessor's Parcel/Tax ID Number:

P71763 / 4076-068-010-0006

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

**21ST MORTGAGE CORPORATION, a  
Delaware corporation,**

Plaintiff,

vs.

**LEAH KINCAID, aka LEAH UTLEY; PUGET  
SOUND INVESTORS; JEANETTE ROSE  
DIBIASE, trustee of JEANETTE ROSE  
DIBIASE REVOCABLE TRUST; STATE OF  
WASHINGTON; DAVID E. BERENTSON;  
JENNY CREEK PROPERTY MANAGEMENT,  
LLC; CITY OF BURLINGTON; INTERNAL  
REVENUE SERVICE; and MAUREEN M. PELL,**

Defendants.

Cause No.: **14-2-01931-1**

**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 a writ of execution issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 3rd day of December 2019, by the Clerk thereof, a true copy of said writ 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 LEAH KINCAID, aka LEAH UTLEY, in said writ of execution 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: P71763 / 4076-068-010-0006

Lots 7, 8, 9, and 10 Block 68, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Also commonly known as 400 S ANACORTES ST, BURLINGTON, WA 98233.

Given under my hand this 18th day of December 2019.

Don McDermott, Sheriff

By: Melinda Larsen

Melinda Larsen, Civil Assistant

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2019 DEC 16 PM 1:02  
JUN 11 10:11 AM '19

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SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

21ST MORTGAGE CORPORATION, a  
Delaware corporation,

Plaintiff,

v.

LEAH KINCAID, aka LEAH UTLEY;  
PUGET SOUND INVESTORS; JEANETTE  
ROSE DIBIASE, trustee of JEANETTE ROSE  
DIBIASE REVOCABLE TRUST; STATE OF  
WASHINGTON; DAVID E. BERENTSON;  
JENNY CREEK PROPERTY  
MANAGEMENT, LLC; CITY OF  
BURLINGTON; INTERNAL REVENUE  
SERVICE; and MAUREEN M. PELL,

Defendants.

) Case No. 14-2-01931-1

) WRIT OF EXECUTION ON REAL  
) PROPERTY

) Writ May be Extended 30 days

  
\_\_\_\_\_  
John W. Weil, WSB #14129  
Eleanor A. DuBay, WSB #45828

20 The State of Washington, To the Sheriff of Skagit County, You are Commanded:

21 To take this Writ with attached copies of exemption statutes and levy upon, seize and  
22 take into possession and execution, the nonexempt real property of the below stated Judgment  
23 Debtor, Leah Kincaid aka Leah Utley, in your county, sufficient to execute and to satisfy the  
24 judgment, interest and increased interest, costs, and increased costs, to sell that property  
25 according to law, and to make return of this Writ of Execution on Real Property within 60 days

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**ORIGINAL**

1 to the Clerk who issued it, on the basis of the following described money judgment in favor of  
2 plaintiff 21st Mortgage Corporation against defendant Leah Kincaid aka Leah Utley:

- 3 1. Principal Amount of Judgment: \$325,083.15  
4 2. Post-judgment interest from date  
5 of judgment (9/9/15) to 11/30/19 at  
5.875% per annum: \$19,688.18 (following partial satisfactions)  
6 Amount due as of 11/30/19: \$344,771.83

7 Such amount was calculated after giving credit for partial payments per the satisfactions  
8 of judgment filed herein and is to be satisfied in full from the proceeds of the sale, there being no  
9 judgment for recovery of a deficiency, if one results.

10 The judgment in this case was entered in favor of plaintiff, 21st Mortgage Corporation,  
11 against defendants Leah Kincaid aka Leah Utley; Puget Sound Investors; Jeanette Rose Dibiase,  
12 trustee of Jeanette Rose Dibiase Revocable Trust; State of Washington; David E. Berentson;  
13 Jenny Creek Property Management, LLC; City of Burlington; Internal Revenue Service; and  
14 Maureen M. Pell on September 9, 2015 in the Skagit County Superior Court. Said judgment  
15 forecloses and extinguishes any interest defendants had in the subject property.

16 The Judgment Creditor has filed an affidavit pursuant to RCW 6.17.100 stating that this  
17 Writ is issued pursuant to a judgment specifically directing that the below described property be  
18 sold, that defendants have no exemption in the property pursuant to RCW 6.13.080 and the  
19 redemption period is 8 months.

20 The description of the property subject to the Writ is as follows:

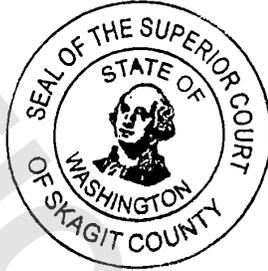
21 Lots 7, 8, 9 and 10, Block 68, "AMENDED PLAT OF  
22 BURLINGTON, SKAGIT COUNTY, WASH.," as per plat  
23 recorded in Volume 3 of Plats, page 17, records of Skagit County,  
24 Washington.  
25 Situate in the City of Burlington, County of Skagit, State of  
26 Washington.

25 ///

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1 and more commonly known as 400 S Anacortes St, Burlington, WA 98233.

2 DATED DEC - 3 2019, BY DIRECTION OF THE HONORABLE  
3 JUDGE/COMMISSIONER LAURA M RIQUELME



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DEPUTY CLERK

6  
7 Superior Court Clerk  
MELISSA BEATON  
SKAGIT COUNTY CLERK  
205 W. KINCAID RM 103  
MOUNT VERNON, WA 98273

8  
9 SUBMITTED BY:

10  
11   
12 John W. Weil, WSB #14129  
Eleanor A. DuBay, WSB #45828  
Of Attorneys for Plaintiff

13 TOMASI SALYER MARTIN PC  
14 121 SW Morrison St, Suite 1850  
Portland, OR 97204  
15 Telephone: (503) 894-9900  
16 Email: [jweil@tomasilegal.com](mailto:jweil@tomasilegal.com)  
[edubay@tomasilegal.com](mailto:edubay@tomasilegal.com)