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03/23/2021 09:08 AM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

Return To:

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

Date: March 22, 2021

Skagit County Superior Court No: 20-2-00129-29

Document Title:

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

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

1. ESTATE OF C. JESS GROESBECK
2. ET AL

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

1. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-B, ASSET  
BACKED PASS-THROUGH CERTIFICATES

Legal Description:

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF  
THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 34 NORTH,  
RANGE 4 EAST, W.M. EXCEPT THAT PORTION THEREOF LYING WITHIN  
THE BOUNDARIES OF THE BLACKBURN ROAD RUNNING ALONG THE  
NORTH LINE THEREOF, AS CONVEYED TO SKAGIT COUNTY BY DEED  
RECORDED UNDER AUDITOR'S FILE NO. 648516, IN VOLUME 337 OF  
DEEDS, PAGE 191, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON

Assessor's Parcel/Tax ID Number:

P28637 / 340429-3-002-0104

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

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR NEW  
CENTURY HOME EQUITY LOAN TRUST,  
SERIES 2005-B, ASSET BACKED PASS-  
THROUGH CERTIFICATES,**

Plaintiff,

vs.

**ESTATE OF C. JESS GROESBECK; SILVIA  
GROESBECK, INDIVIDUALLY AND AS  
PERSONAL REPRESENTATIVE OF THE  
ESTATE OF C. JESS GROESBECK; THE C.  
JESS GROESBECK M.D. PROFIT SHARING;  
GENESIS LTD AKA BBG CAPITAL  
CORPORATION; DEPARTMENT OF THE  
TREASURY - INTERNAL REVENUE SERVICE;  
OCCUPANTS OF THE PROPERTY,**

Defendants.

Cause No.: **20-2-00129-29**

**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 3rd day of March 2021, 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 ESTATE OF C. JESS GROESBECK; SILVIA GROESBECK, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF C. JESS GROESBECK; THE C. JESS GROESBECK M.D. PROFIT SHARING; GENESIS LTD AKA BBG CAPITAL CORPORATION; DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; 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: P28637 / 340429-3-002-0104

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST  
QUARTER, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THAT


PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE BLACKBURN ROAD RUNNING ALONG THE NORTH LINE THEREOF, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 648516, IN VOLUME 337 OF DEEDS, PAGE 191, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1224 East Blackburn Road, Mount Vernon, WA 98274.

Given under my hand this 22nd day of March 2021.

Don McDermott, Sheriff

By:

  
Melinda Larsen, Civil Assistant

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JUN HODENMOTT SHERIFF

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR NEW  
CENTURY HOME EQUITY LOAN TRUST,  
SERIES 2005-B, ASSET BACKED PASS-  
THROUGH CERTIFICATES,

Plaintiff,

vs.

ESTATE OF C. JESS GROESBECK; SILVIA  
GROESBECK, INDIVIDUALLY AND AS  
PERSONAL REPRESENTATIVE OF THE  
ESTATE OF C. JESS GROESBECK; THE C.  
JESS GROESBECK M.D. PROFIT SHARING;  
GENESIS LTD AKA BBG CAPITAL  
CORPORATION; DEPARTMENT OF THE  
TREASURY - INTERNAL REVENUE  
SERVICE; OCCUPANTS OF THE  
PROPERTY,

Defendants.

Case No.: 20-2-00129-29

ORDER OF SALE FOR PROPERTY  
ADDRESS:  
1224 East Blackburn Road  
Mount Vernon, WA 98274

(Clerk's Action Required)

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

An Amended Stipulated Judgment of Foreclosure was entered and docketed in this case on March 4, 2020. The Judgment was entered in favor of the Judgment Creditor: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-B, ASSET BACKED PASS-THROUGH

ORDER OF SALE - 1

MH FILE NO.: WA-15-696933-JUD

**ORIGINAL**

MCCARTHY & HOLTHUS LLP  
108 1ST AVENUE SOUTH, STE. 300  
SEATTLE, WA 98104  
PH: (206) 596-4856  
FX: (206) 274-4007

CERTIFICATES, One Mortgage Way, Mount Laurel, NJ, 08054; against SILVIA GROESBECK AND THE ESTATE OF CLARENCE JESS GROESBECK, with a money award in the amount of \$273,067.39, plus post judgment interest at the rate of 12.000% per annum from March 4, 2020 to date of sale, with a per diem of \$89.78, and whereas said judgment is a foreclosure with deficiency judgment, twelve month redemption period. Any additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other items that constitute liens on the property, together with insurance and repairs necessary to prevent the impairment of the security, together with interest thereon from the date of payment may also be added to the Judgment and paid from sale of the Property.

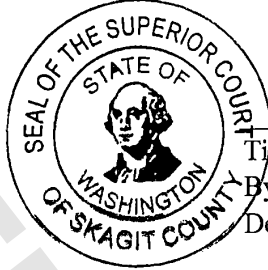
**NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you are hereby commanded to sell, in the manner prescribed by law for the sale of real property on execution (subject to redemption of 12 months), all of the interest that the Defendant had on July 27, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter acquired, in the real property described as follows:

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE BLACKBURN ROAD RUNNING ALONG THE NORTH LINE THEREOF, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 648516, IN VOLUME 337 OF DEEDS, PAGE 191, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

APN/Parcel No. P28637, 34042930020104 and commonly known as: 1224 East Blackburn Road, Mount Vernon, WA 98274.

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 LAURA M RIQUELME, Judge of the Superior Court  
2 and seal of said court, affixed this MAR - 3 2021, 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: February 25, 2021

McCarthy & Holthus, LLP

p Grace Chu WSBA No. 51256

\_ Warren Lance WSBA No. 51586

108 1st Avenue South, Ste. 300  
Seattle, WA 98104  
gchu@mccarthyholthus.com  
Attorneys for Plaintiff