



**202505200032**

05/20/2025 10:03 AM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor

Return To:

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

Date: May 20, 2025

Skagit County Superior Court No: 24-2-01104-29

Document Title:

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

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

1. Estate of Keeney, William E.
2. Estate of Keeney, Clarice A.

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

1. Banner Bank

Legal Description:

Lot 23, "PEAVEY'S ACREAGE, TRACTS NO. I & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

Assessor's Parcel/Tax ID Number:

P67902 / 3966-001-023-0015

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

**BANNER BANK,**

Plaintiff,

vs.

**ESTATE OF WILLIAM E. KEENEY, acting by and through its Personal Representative Amelia Keeney Hirai; ESTATE OF CLARICE A. KEENEY; UNKNOWN HEIRS AND DEVISEES OF CLARICE A. KEENEY; and OCCUPANTS OR PARTIES IN POSSESSION,**

Defendants.

Cause No.: **24-2-01104-29**

**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 a writ of execution issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 29th day of April 2025, 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 ESTATE OF WILLIAM E. KEENEY, acting by and through its Personal Representative Amelia Keeney Hirai; ESTATE OF CLARICE A. KEENEY; UNKNOWN HEIRS AND DEVISEES OF CLARICE A. KEENEY; and OCCUPANTS OR PARTIES IN POSSESSION, 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: P67902 / 3966-001-023-0015

Lot 23, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

Also commonly known as 9260, 9264 and 9268 Soren Road, Sedro-Woolley, WA 98284.

Given under my hand this 20th day of May 2025.

Don McDermott, Sheriff

By: 

Melinda Larsen, Civil Assistant

25-0342 - Estate of Keeney - Levy Notice of Execution

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

BANNER BANK,

Plaintiff,

v.

ESTATE OF WILLIAM E. KEENEY, acting  
by and through its Personal Representative  
Amelia Keeney Hirai; ESTATE OF CLARICE  
A. KEENEY; UNKNOWN HEIRS AND  
DEVISEES OF CLARICE A. KEENEY; and  
OCCUPANTS OR PARTIES IN  
POSSESSION,

Defendants.

Case No. 24-2-01104-29

WRIT OF EXECUTION ON REAL  
PROPERTY

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

To take this Writ with attached copies of exemption statutes and levy upon, seize,  
and take into possession and execution, the nonexempt real property of the below stated  
Judgment Debtors, Estate of William E. Keeney and Estate of Clarice A. Keeney, in your county,  
sufficient to execute and to satisfy the judgment, interest and increased interest, costs, and  
increased costs, to sell that property according to law, and to make return of this Writ within 60  
days to the Clerk who issued it, on the basis of the following described money judgment in favor  
of Plaintiff Banner Bank against Defendants Estate of William E. Keeney and Estate of Clarice  
A. Keeney:

**ORIGINAL**

1	a.	Principal	:	\$148,803.81
2	b.	Late Charges	:	\$6,908.37
3	c.	Site Visit Fees	:	\$140.00
4	d.	Costs of Title Search:	:	\$843.33
5	e.	Pre-Judgment Interest to March 19, 2025	:	\$19,327.84
6	f.	Costs	:	\$2,042.92
7	g.	Attorneys' Fees	:	\$6,441.86
8	h.	Post-Judgment Interest to April 23, 2025	:	\$1,384.62
10	i.	Pre-Judgment Interest at the rate of 8.30% per annum from April 24, 2025 until judgment is paid		
11			:	at \$41.96 per diem
12	j.	Real Property Abbrev. Legal:* Lot 23 in Tract 1, Peavey's Acreage Tracts Nos. 1 and 2		
13		<b>TOTAL DUE AS OF APRIL 23, 2025**:</b>		<b>\$185,892.75</b>

14           Such amount is to be satisfied in full from the proceeds of the sale, there being no  
15 judgment for recovery of a deficiency, if one results.

16           The judgment in this case was entered in favor of Plaintiff, Banner Bank, against  
17 Defendants Estate of William E. Keeney and Estate of Clarice A. Keeney, on March 19, 2025  
18 and the amended judgment was entered on April 14, 2025 in the Skagit County Superior Court.  
19 Said judgment forecloses and extinguishes any interest Defendants had in the subject property.

20           The Judgment Creditor has filed an affidavit pursuant to RCW 6.17.100 stating  
21 that this Writ is issued pursuant to a judgment specifically directing that the below described  
22 property be sold, that Defendants have no exemption in the property pursuant to RCW 6.13.080  
23 and the redemption period is 8 months.

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

25           Lot 23, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2,  
26           SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH,  
              RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in  
              Volume 3 of Plats, page 37, records of Skagit County, Washington,

1 and more commonly known as 9260, 9264 and 9268 Soren Road, Sedro-Woolley, WA 98284.

2 DATED April 29, 2025, BY DIRECTION OF THE  
3 HONORABLE JUDGE/COMMISSIONER MARY K. CRANDALL.

4  
5 MELISSA BEATON  
6 SUPERIOR COURT CLERK

By   
D. WILSON

7 Presented by:  
8 TOMASI BRAGAR DUBAY



DEPUTY CLERK

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10 By: /s/ Eleanor A. DuBay  
11 Eleanor A. DuBay, WSB #45828  
12 (503) 894-9900  
13 edubay@tomasilegal.com  
14 Of Attorneys for Plaintiff  
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1 IT IS HEREBY ORDERED that the time for the Skagit County Sheriff to file the  
2 return on writ of execution is extended for an additional thirty (30) days for purposes of  
3 conducting the sale. The Writ of Execution on Real Property issued by the court on or about  
4 April 29, 2025 shall be returnable an additional thirty (30) days after the time periods set forth in  
5 RCW 6.17.120 and 6.21.050.

6 DATED this 16 day of May, 2025.

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9 JUDGE/COURT COMMISSIONER

10 Presented by:  
11 TOMASI BRAGAR DUBAY

12 By: /s/ Eleanor A. DuBay  
13 Eleanor A. DuBay, WSBA #45828  
14 edubay@tomasilegal.com  
15 (503) 894-9900  
16 Of Attorneys for Plaintiff

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