



201403170096

Skagit County Auditor

\$78.00

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7 10:09AM

Return To:

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

Date: March 17, 2014

Skagit County Superior Court No: 13-2-00583-5

Document Title:

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

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

1. Watts, James O.
2. Watts, Marguerite J.
3. BENEFICIAL WASHINGTON, INC., d/b/a BENEFICIAL MORTGAGE CO. OF WASHINGTON, a Delaware corporation
4. CITY OF BURLINGTON, a municipal corporation
5. STATE OF WASHINGTON
6. ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT

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

1. Wade, Marjorie J

Legal Description:

Lot 17, "PLAT OF SAHLBOM ANNEX," as per plat recorded in Volume 15 of Plats, pages 179 and 180, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington, (P106890)

Assessor's Parcel/Tax ID Number:

P106890 / 4631-000-017-0006

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**MARJORIE J. WADE, as Personal
Representative of the ESTATE OF ROBERT
F. WADE, Deceased,**

Plaintiff,

vs.

**JAMES O. WATTS and MARGUERITE J.
WATTS, husband and wife, individually,
and the marital community of them
composed, BENEFICIAL WASHINGTON,
INC., d/b/a BENEFICIAL MORTGAGE CO.
OF WASHINGTON, a Delaware corporation,
CITY OF BURLINGTON, a municipal
corporation, STATE OF WASHINGTON, and
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT, TITLE,
ESTATE, LIEN OR INTEREST IN THE REAL
ESTATE DESCRIBED IN THE COMPLAINT,**

Defendants.

Cause No.: **13-2-00583-5**

**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 Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 7th day of March 2014, 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 JAMES O. WATTS and MARGUERITE J. WATTS, husband and wife, individually, and the marital community of them composed, BENEFICIAL WASHINGTON, INC., d/b/a BENEFICIAL MORTGAGE CO. OF WASHINGTON, a Delaware corporation, CITY OF BURLINGTON, a municipal corporation, STATE OF WASHINGTON, and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT, 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: P106890 / 4631-000-017-0006

14-0208 - Watts - Notice of Execution



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Skagit County Auditor

\$78.00

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Lot 17, "PLAT OF SAHLBOM ANNEX," as per plat recorded in Volume 15 of Plats, pages 179 and 180, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington, (P106890)

Also commonly known as 1095 Crystal Court, Burlington, WA 98233.

Given under my hand this 17th day of March 2014.

Will Reichardt, Sheriff

By:


Elizabeth A. Morgan, Civil Assistant

14-0208 - Watts - Notice of Execution



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Skagit County Auditor
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FILED

SKAGIT COUNTY SUPERIOR COURT

NANCY K. SCOTT

SKAGIT COUNTY CLERK
MOUNT VERNON WA

13-2-00583-5

Rept. Date	03/10/2014	Acct. Date	03/10/2014	Time	09:06 AM
Receipt/Item #	2014-01-04370/01	Tran-Code	1110	Docket-Code	#FFNF
Cashier	CJD				
Paid By: Skagit Law Group, PLLC					\$20.00
Transaction Amount:					

C

SKAGIT COUNTY, WASH
FILED

MAR -7 2014

NANCY K. SCOTT, CO. CLERK
Deputy

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

MARJORIE J. WADE, as Personal
Representative of the ESTATE OF
ROBERT F. WADE, Deceased,

Plaintiff,

vs.

JAMES O. WATTS and MARGUERITE J.
WATTS, husband and wife, individually,
and the marital community of them
composed, BENEFICIAL WASHINGTON,
INC., d/b/a BENEFICIAL MORTGAGE
CO. OF WASHINGTON, a Delaware
corporation, CITY OF BURLINGTON, a
municipal corporation, STATE OF
WASHINGTON, and ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE,
ESTATE, LIEN OR INTEREST IN THE
REAL ESTATE DESCRIBED IN THE
COMPLAINT,

Defendants.

Case No.: 13-2-00583-5

ORDER OF SALE

WILL REICHHARDT, SHERIFF

14 MAR 13 AM 10:43

RECEIVED

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge of the above-entitled

Court on the 6th day of February, 2014, and the Court having entered a Stipulated Order

14-9-00016-1
ORDER OF SALE - 1

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

DUPLICATE ORIGINAL



201403170096

1 Granting Summary Judgment and Decree of Foreclosure directing that the subject property be
2 sold;

3 AND WHEREAS, the principal amount of the judgment is \$249,557.84, plus pre-
4 judgment interest (as of January 2, 2014) in the amount of \$29,895.08, plus costs of \$1,917.91
5 and attorney's fees of \$12,687.50, for a total judgment of \$294,058.33, with interest on the
6 principal judgment amount, costs, and attorney's fees accruing at the rate of 12% per annum
7 from the date of judgment;

8 AND WHEREAS, no payments have been received by Plaintiff following the date
9 judgment was entered;

10 AND WHEREAS, the said judgment was recorded on March 4, 2014 under Skagit
11 County Auditor's File No. 201403040021;

12 Now, therefore,

13 IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County,
14 Washington, shall sell, in the manner provided by law, the following described real property,
15 which is situate in Skagit County:
16

17 Lot 17, "PLAT OF SAHLBOM ANNEX," as per plat recorded in Volume 15 of
18 Plats, pages 179 and 180, records of Skagit County, Washington.

19 Situate in the County of Skagit, State of Washington,
20 (P106890)

21 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from
22 the said property be applied to the payment of the judgment, accrued interest, attorney's fees,
23 costs, and increased costs, attorney's fees and interest; and,
24

25 ORDER OF SALE - 2

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Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690



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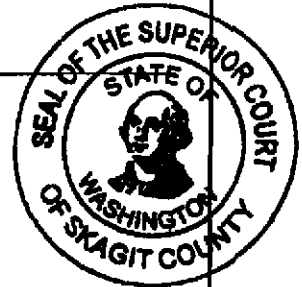
1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if deficiencies
2 remain after application of the proceeds of such sale, execution shall be issued for such
3 deficiencies against Defendants, JAMES O. WATTS and MARGUERITE J. WATTS, husband
4 and wife, individually, and the marital community of them composed, and enforced against any
5 other property of theirs not exempt from execution; and,

6 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if it is not possible
7 for the Sheriff to return on the execution of this Order of Sale within sixty (60) days of the date
8 hereof, that return on the execution of this Order of Sale shall be automatically extended for
9 thirty (30) days.

10 Witness the Honorable MICHAEL RICKERT
11 Judge of the Superior Court, and Seal Thereof,
12 March 7, 2014

13 NANCY SCOTT
14 Skagit County Superior Court Clerk

15 By: 
16 DEPUTY



17
18
19
20
21
22
23
24
25 ORDER OF SALE - 3

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Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690



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Skagit County Auditor

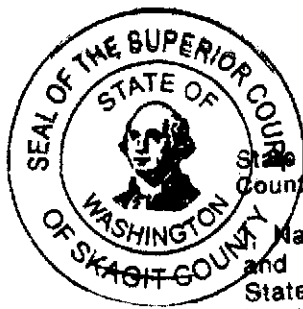
\$78.00

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UNOFFICIAL DOCUMENT



State of Washington, } ss.
County of Skagit

Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 3 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 12 day of March, 20 14 Nancy K. Scott, County Clerk.

By [Signature]
Deputy Clerk

