



201506050069

Skagit County Auditor

\$76.00

6/5/2015 Page

1 of

5 10:56AM

Return To:

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

Date: June 5, 2015

Skagit County Superior Court No: 14-2-01623-1

Document Title:

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

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

1. McNear, Aaron T.
2. McNear, Randa L.
3. Et al

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

1. Ocwen Loan Servicing, LLC

Legal Description:

LOT 1 AND 2, BLOCK 12, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE WEST 7 FEET OF SAID LOT 1 FOR STREET PURPOSES. SITUATE IN SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel/Tax ID Number:

P75402 / 4149-012-002-0007

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

OCWEN LOAN SERVICING, LLC,
Plaintiff,

vs.

**AARON T. MCNEAR; RANDA L. MCNEAR;
AND PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY DESCRIBED
IN THE COMPLAINT HEREIN,**

Defendants.

Cause No.: **14-2-01623-1**

**SHERIFF'S NOTICE OF EXECUTION
UPON REAL PROPERTY**

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 21st day of May 2015, 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 AARON T. MCNEAR; RANDA L. MCNEAR, 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: P75402 / 4149-012-002-0007

LOT 1 AND 2, BLOCK 12, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE WEST 7 FEET OF SAID LOT 1 FOR STREET PURPOSES. SITUATE IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1301 3rd St, Sedro-Woolley, WA 98284.

Given under my hand this 5th day of June 2015.

Will Reichardt, Sheriff

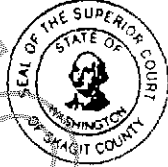
By:


Elizabeth A. Morgan, Civil Assistant

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated May 21, 2015

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 MAY 21 AM 11:36



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

RECEIVED
15 JUN - 1 AM 10:52
WILL REICHARDT, SHERIFF

Craig Peterson, WSB #15935
Tiffany Owens, WSB #42449
Kingston Bowen, WSB #46688
Shaun Campbell, WSB #47863
Robinson Tait, P.S.
710 Second Avenue, Suite 710
Seattle, WA 98104
Phone: (206) 676-9640
Fax: (206) 676-9659
Email: cpeterson@robinsontait.com
Email: towens@robinsontait.com
Email: kbowen@robinsontait.com
Email: sgcampbell@robinsontait.com

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

OCWEN LOAN SERVICING, LLC,

Plaintiff,

v.

AARON T. MCNEAR; RANDA L. MCNEAR;
AND PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE PROPERTY DESCRIBED
IN THE COMPLAINT HEREIN,

Defendant(s).

NO. 14-2-01623-1

ORDER OF SALE

This order may be extended up to 30 days for purposes of the sale

[Signature]

Kingston Bowen, WSB# 46688

[Signature]
Craig Peterson

#15935

THE STATE OF WASHINGTON TO THE SHERIFF OF SKAGIT COUNTY

1
2 **GREETINGS:**

3 WHEREAS, in the above-entitled court on March 24, 2015, Plaintiff, secured a judgment
4 against defendants, Aaron T. Mcnear, Randa L. Mcnear, in the total judgment amount of \$245,587.73,
5 together with interest at a rate of 4.00000% per annum, \$27.88 per diem from the date of judgment
6 and continuing thereafter until the date of sale.
7

8 WHEREAS, 106 days elapsed from December 8, 2014 through the entry of judgment on
9 March 24, 2015. Per diem interest in the amount of \$27.88 multiplied by 106 days results in
10 additional interest in the amount of \$2,955.28, which when added to the sum of \$245,587.73 results
11 in a total judgment amount of \$248,543.01.
12

13 WHEREAS, the judgment is a foreclosure against parties of a Deed of Trust Mortgage on real
14 estate in Skagit County, Washington, described as follows:

15 LOT 1 AND 2, BLOCK 12, PLAT OF TOWN OF SEDRO, ACCORDING TO THE
16 PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS
17 OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE WEST 7 FEET OF SAID
18 LOT 1 FOR STREET PURPOSES. SITUATE IN SKAGIT COUNTY,
19 WASHINGTON.

20 Tax Parcel No. P75402 / 4149-012-002-0007
21 and commonly known as: 1301 3rd Street, Sedro Woolley, WA 98284

22 WHEREAS, on March 24, 2015, the Court ordered that all of the above-described property be
23 sold and the proceeds applied to the payment of principal, interest, attorney fees, costs and
24 disbursements and other recovery amounts with interest to date of the sale of the property.

25 NOW, THEREFORE, in the name of the STATE OF WASHINGTON you are hereby
26 commanded to proceed to seize and sell forthwith and without appraisal, the property above-
27 described, in the manner provided by law, or so much thereof as may be necessary to satisfy the
28

1 judgment amount plus interest to the date of sale. The redemption period is 8 months. The Sheriff's
2 notice of sale shall be published in the Skagit Valley Herald.
3
4

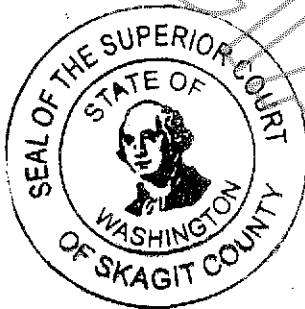
5 DATED this _____ day of MAY 21 2015 2015.

6 **MICHAEL E. RICKERT**

7 JUDGE of the said Court, and the seal thereof on

8 _____ MAVIS E. BETZ
9 SKAGIT COUNTY CLERK
205 W. KINCAID, RM 103
MOUNT VERNON, WA 98273

10 COURT CLERK



11 By _____
12 Deputy Clerk ELIZABETH W. MURPHY

13 15 9 01328 7
14 Judgment Number