



201511170042

Skagit County Auditor
11/17/2015 Page

1 of

\$77.00
5 12:32PM

Return To:

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

Date: November 17, 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. Federal Home Loan Mortgage Corporation

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

FEDERAL HOME LOAN MORTGAGE CORPORATION,

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 26th day of October 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 and 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 17th day of November 2015.

Will Reichardt, Sheriff

By:


Carolyn K. Vandenheuvel, Civil Assistant

RECEIVED
15 NOV 12 PM 2:05
CLERK OF COURT

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Craig Peterson, WSB #15935
Tiffany Owens, WSB #42449
Kingston Bowen, WSB #46688
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

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

FEDERAL HOME LOAN MORTGAGE CORPORATION,

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 for up to 30 days
for the purposes of the sale


Craig Peterson, WSB# 15935

THE STATE OF WASHINGTON TO THE SHERIFF OF SKAGIT COUNTY

1
2
3 WHEREAS, in the above-entitled court on March 24, 2015, Plaintiff, secured a judgment against
4 defendants Aaron T. Mcnear, Randa L. Mcnear, Randa Lynn McNear, in the total judgment amount of
5 \$248,570.89, together with interest at a rate of \$27.88 per diem from the date of judgment and
6 continuing thereafter until the date of sale.
7

8 WHEREAS, 107 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 107 days results in
10 additional interest in the amount of \$2,983.16, which when added to the sum of \$245,587.83 results
11 in a total judgment amount of \$248,570.89.
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 PLAT
16 THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT
17 COUNTY, WASHINGTON,
18

19 EXCEPT THE WEST 7 FEET OF SAID LOT 1 FOR STREET PURPOSES.

20 SITUATE IN SKAGIT COUNTY, WASHINGTON.
21

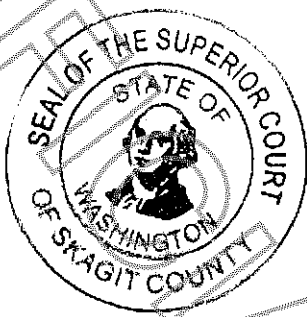
22 Tax Parcel No. P75402 / 4149-012-002-0007
23 and commonly known as: 1301 3rd Street, Sedro Woolley, WA 98284

24 WHEREAS, on March 24, 2015, the Court ordered that all of the above-described property be
25 sold and the proceeds applied to the payment of principal, interest, attorney fees, costs and
26 disbursements and other recovery amounts with interest to date of the sale of the property.
27

28 NOW, THEREFORE, in the name of the STATE OF WASHINGTON you are hereby
commanded to proceed to seize and sell forthwith and without appraisalment, the property above-

1 described, in the manner provided by law, or so much thereof as may be necessary to satisfy the
2 judgment amount plus interest to the date of sale. The redemption period is eight (8) months. The
3 Sheriff's notice of sale shall be published in the Skagit Valley Herald.
4

5 DATED this _____ day of **OCT 26 2015**, 2015.



6 **MICHAEL E. RICKERT**

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

8 _____
9 **MAVIS E. BETZ**

10 COURT CLERK

11 By _____
12 Deputy Clerk

13 **15 9 01328 7**
14 Judgment Number