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Skagit County Auditor

\$75.00

3/28/2016 Page

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3 1:53PM

RETURN ADDRESS

Robinson Tait, P.S.
Attn: Christoph Putzenski
710 Second Avenue, Suite 710
Seattle, WA 98104
Case: 60128-5749-JUD-1

Reference Number of Document Assigned: N/A

Document Title(s)

Sheriff's Certificate of Sale of Real Property

Grantor(s) (Last name, First name and Middle Initial)

Will Reichardt, Sheriff of Skagit County, State of Washington

Grantee(s) (Last name, First name and Middle Initial)

Federal Home Loan Mortgage Company.

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

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 Property Tax Parcel/Account Number

P75402 / 4149-012-002-0007

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Christoph Putzenski
Judicial Foreclosure Specialist
Requesting Party

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 CERTIFICATE OF SALE OF
REAL PROPERTY**

ORIGINAL

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a JUDGMENT AND DECREE OF FORECLOSURE entered in the Superior Court of said County and State on the 24th day of March 2015, in an action wherein FEDERAL HOME LOAN MORTGAGE CORPORATION is plaintiff and AARON T. MCNEAR and RANDA L. MCNEAR are defendants.

Said order of sale having been duly certified and together with an Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$257,817.25 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 8th day of January 2016, at 10:30 A.M., at the steps of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit:

FEDERAL HOME LOAN MORTGAGE CORPORATION
c/o ROBINSON TAIT, P.S.
710 2ND AVE, STE 710
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$157,500.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:

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 Street, Sedro-Woolley, WA 98284.

And I do further certify that the said real property was sold in one lot and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in 8 months as provided by law.

Given under my hand this 8th day of January 2016.

WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON

By: Carolyn K. Vandenneuvel
Carolyn K. Vandenneuvel
Civil Assistant

I certify that I know or have satisfactory evidence that Carolyn K. Vandenneuvel is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Will Reichardt, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 8th day of January 2016.

Julia Benson
Julia Benson, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon.
My commission expires January 15, 2018.

