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11/29/2018 10:59 AM Pages: 1 of 8 Fees: \$106.00  
Skagit County Auditor

**Return To:**

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

**Date:** November 29, 2018

**Skagit County Superior Court No:** 16-2-01142-2

**Document Title:**

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

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

1. GONZALEZ HERNANDEZ, EPIFANIA  
2. ET AL

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

1. CIT BANK, N.A.

**Legal Description:**

Lots 15 and 16. Block 10, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington. Situated in Skagit County, Washington.

**Assessor's Parcel/Tax ID Number:**

P54333 / 3758-010-016-0009

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

**CIT BANK, N.A.,**

Plaintiff,

vs.

**EPIFANIA GONZALEZ HERNANDEZ, aka  
EPIFANIA GONZALES HERNANDEZ, an  
individual; and all other persons, parties,  
or occupants unknown claiming any legal  
or equitable right, title, estate, lien, or  
interest in the real property described in  
the complaint herein, adverse to Plaintiff's  
title, or any cloud on Plaintiff's title to the  
Property, collectively designated as DOES  
1 through 50, inclusive,**

Defendants.

Cause No.: **16-2-01142-2**

**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 an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 30th day of October 2018, 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 EPIFANIA GONZALEZ HERNANDEZ, aka EPIFANIA GONZALES HERNANDEZ, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, collectively designated as DOES 1 through 50, inclusive, 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: P54333 / 3758-010-016-0009

Lots 15 and 16. Block 10, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington. Situated in Skagit County, Washington.

Also commonly known as 1315 Virginia Street, Mount Vernon, WA 98273 .

Given under my hand this 29th day of November 2018.

Will Reichardt, Sheriff

By: Melinda Larsen

Melinda Larsen, Civil Assistant

RECEIVED  
2018 NOV 26 PM 12:31  
WILL REICHARDT, SHERIFF

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

CIT BANK, N.A.,

Plaintiff,

vs.

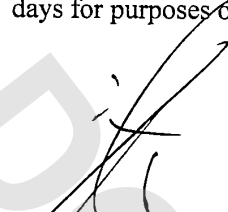
EPIFANIA GONZALEZ HERNANDEZ, aka  
EPIFANIA GONZALES HERNANDEZ, an  
individual; and all other persons, parties, or  
occupants unknown claiming any legal or  
equitable right, title, estate, lien, or interest in  
the real property described in the complaint  
herein, adverse to Plaintiff's title, or any cloud  
on Plaintiff's title to the Property, collectively  
designated as DOES 1 through 50, inclusive.

Defendants.

CASE NUMBER: 16-2-01142-2

**ORDER OF SALE**

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

  
Nathan F. Smith, WSB# 43160

**ORIGINAL**

1 **THE STATE OF WASHINGTON TO THE SHERIFF OF SKAGIT COUNTY**

2 **GREETINGS:**

3 WHEREAS, in the above-entitled court, Plaintiff, secured a judgment and  
4 decree of foreclosure ("Judgment") against Defendants EPIFANIA GONZALEZ  
5 HERNANDEZ, aka EPIFANIA GONZALES HERNANDEZ and ALL OTHER  
6 PERSONS, PARTIES, OR OCCUPANTS UNKNOWN in the amount of \$188,598.10  
7 together with interest at the rate of 2.730% per annum, \$13.76 per diem from  
8 SEPTEMBER 28, 2017 the day after interest good through on the Judgment, to  
9 OCTOBER 27, 2017 the date of Judgment entry, in the amount of \$399.04;

10 WHEREAS, post-judgment interest is accruing on \$188,997.14 from  
11 OCTOBER 28, 2017, until the date of sale at 12% per annum, \$62.13 per diem;

12 WHEREAS, the Judgment is a foreclosure against parties of a deed of trust  
13 mortgage on the real property ("Property") at 1315 Virginia Street, Mount Vernon, WA  
14 98273 and described in Exhibit "1" attached hereto;

15 WHEREAS, on OCTOBER 27, 2017 the Court ordered that all of the Property  
16 be sold and the proceeds applied to the payment of principal, interest, attorney's fees,  
17 costs and disbursements and other recovery amounts with interest to date of the sale of  
18 the property.

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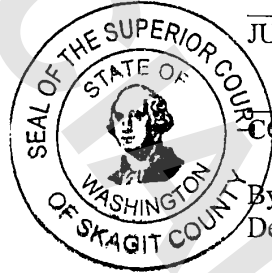
NOW, THEREFORE, in the name of the STATE OF WASHINGTON you are hereby commanded to proceed to seize and sell forthwith and without appraisalment, the Property, in the manner provided by law, or so much thereof as may be necessary to satisfy the judgment amount plus interest to the date of sale. The redemption period is 8 MONTHS. The Sheriff's notice of sale shall be published in a publication of general circulation.

DATED OCT 30 2018

**BRIAN L. STILES**

JUDGE of the said Court, and the seal thereof on

**MAVIS E. BETZ**

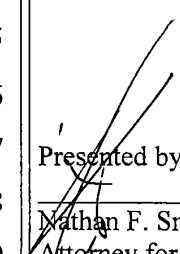


COURT CLERK

By   
Deputy Clerk

Judgment Number

Presented by:

  
Nathan F. Smith, WSBA #43160  
Attorney for Plaintiff  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
Phone: (949) 252-9400  
Fax: (949) 252-1032  
Email: nathan@mclaw.org

# EXHIBIT 1

**LEGAL DESCRIPTION**

Lots 15 and 16, Block 10, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Situated in Skagit County, Washington