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**Malcolm & Cisneros, A Law Corp.**  
**2112 Business Center Dr.**  
**Irvine, CA 92612**

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

**1. SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY**

**Reference Number(s) of Documents assigned or released: 200806250104**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** Exactly as name(s) appear on document

**1. SHERIFF OF SKAGIT COUNTY, STATE OF WASHINGTON**

Additional names on page 2 of document.

**Grantee(s)** Exactly as name(s) appear on document

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

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

**Lots 15 & 16, Blk 10, Southern Add. To Mt. Vernon**

Additional legal is on page 2 of document.

**Assessor's Property Tax Parcel/Account Number**

Assessor Tax # not yet assigned

**P54333 / 3758-010-016-0009**

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

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

**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 CERTIFICATE OF SALE OF  
REAL PROPERTY**

Parcel Number: P54333

Partial Legal Description: Lots 15 and 16  
Blk 10 Plat of Southern Addition to Mt  
Vernon.

**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 27th day of October 2017, in an action wherein CIT BANK, N.A. is plaintiff and 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 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 \$188,598.10 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 18th day of January 2019, 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:

CIT BANK, N.A.  
c/o MALCOLM & CISNEROS  
2112 BUSINESS CENTER DR., 2ND FLOOR  
IRVINE, CA 92612

Who made the highest and best bid therefore of \$120,000.00 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: 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 .

And I do further certify that the said real property was sold in one parcel 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 18th day of January 2019.

DON MCDERMOTT, SHERIFF  
SKAGIT COUNTY, WASHINGTON

By: Melinda Larsen  
Melinda Larsen  
Civil Assistant

I certify that I know or have satisfactory evidence that Melinda Larsen 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 18th day of January 2019.

Jamie D. Bredstrand  
Jamie D. Bredstrand, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 2, 2022.

