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Skagit County Auditor

\$77.00

7/7/2017 Page

1 of

5 4:10PM

Return To:

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

Date: July 7, 2017

Skagit County Superior Court No: 17-2-00124-7

Document Title:

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

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

1. Rohrbach, Steven

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

1. The Bank of New York Mellon Trust Company, N.A. FKA the Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as trustee for Residential Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2

Legal Description:

THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 602.5 FEET SOUTH AND 286.32 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19; THENCE WEST 125 FEET TO THE EAST LINE OF NORTH FIRST STREET; THENCE NORTH 40 FEET; THENCE EAST 125 FEET; THENCE 40 FEET TO THE POINT OF BEGINNING (ALSO KNOWN AS TRACT 1 OF THE UNRECORDED PLAT OF "CONWAY'S TRACTS".) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel/Tax ID Number:

P54846 / 3769-034-019-0003

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A. FKA THE BANK OF NEW YORK
TRUST COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A., AS TRUSTEE
FOR RESIDENTIAL MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES SERIES 2006-RP2,**

Plaintiff,

vs.

**STEVEN ROHRBACH; OCCUPANTS OF THE
PROPERTY,**

Defendants.

Cause No.: 17-2-00124-7

**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 15th day of June 2017, 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 defendant STEVEN ROHRBACH, In Rem, 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:

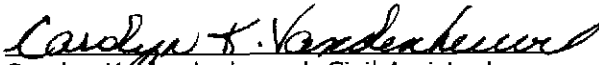
Assessor's Parcel/Tax ID Number: P54846 / 3769-034-019-0003

THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 602.5 FEET SOUTH AND 286.32 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19; THENCE WEST 125 FEET TO THE EAST LINE OF NORTH FIRST STREET; THENCE NORTH 40 FEET; THENCE EAST 125 FEET; THENCE 40 FEET TO THE POINT OF BEGINNING (ALSO KNOWN AS TRACT 1 OF THE UNRECORDED PLAT OF "CONWAY'S TRACTS".) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 700 N. 1ST ST, MOUNT VERNON, WA 98273.

Given under my hand this 7th day of July 2017.

Will Reichardt, Sheriff

By: 
Carolyn K. Vandenheuvel, Civil Assistant

RECEIVED

17 JUN 20 11:20

WILL REICHARDT, SHERIFF

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

THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A FKA THE BANK
OF NEW YORK TRUST COMPANY, N.A.
AS SUCCESSOR TO JPMORGAN CHASE
BANK, N.A., AS TRUSTEE FOR
RESIDENTIAL MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES SERIES 2006-
RP2,

Plaintiff,

vs.

STEVEN ROHRBACH; OCCUPANTS OF
THE PROPERTY;

Defendants.

Case No.: 17-2-00124-7

ORDER OF SALE FOR PROPERTY
ADDRESS:
700 N 1st St
Mount Vernon, WA 98273-2815

(Clerk's Action Required)

THE STATE OF WASHINGTON TO: Skagit County Sheriff

A Default Judgment and Decree of Foreclosure was entered and docketed in this case on
5/9/2017. The Judgment was entered in favor of the Judgment Creditor: THE BANK OF NEW
YORK MELLON TRUST COMPANY, N.A FKA THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE
FOR RESIDENTIAL MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES SERIES 2006-RP2, 7105 Corporate Drive, Plano, TX.

ORIGINAL

1 75024 against Steven Rohrbach, *In Rem* (Judgment Debtor), with a money award in the amount
2 of \$205,555.65, plus post judgment interest at the rate of 7.25% per annum from 5/9/2017 to
3 date of sale, with a per diem of \$40.83, and whereas said judgment is a foreclosure without
4 deficiency judgment, eight month redemption period.

5 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON**, you
6 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
7 execution (subject to redemption of 8 months), all of the interest that the Defendant had on
8 November 19, 2004, the date of the Deed of Trust, and also the interest that the Defendant had
9 thereafter acquired, in the real property described as follows:

10 THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34
11 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A
12 POINT 602.5 FEET SOUTH AND 286.32 FEET WEST OF THE NORTHEAST
13 CORNER OF SAID SECTION 19; THENCE WEST 125 FEET TO THE EAST LINE
14 OF NORTH FIRST STREET; THENCE NORTH 40 FEET; THENCE EAST 125 FEET;
15 THENCE 40 FEET TO THE POINT OF BEGINNING (ALSO KNOWN AS TRACT 1
16 OF THE UNRECORDED PLAT OF "CONWAY'S TRACTS".) SITUATE IN THE
17 COUNTY OF SKAGIT, STATE OF WASHINGTON.

18 APN/Parcel No. 3769-034-019-0003 and commonly known as: 700 N 1st St, Mount
19 Vernon, WA 98273-2815.

20 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
21 performing this Order of Sale. You are to make the return within 60 days after issuance by the
22 court. For purposes of sale, the Order may be automatically extended for 30 days.
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1 WITNESS, the Honorable **DAVE NEEDY**, Judge of the Superior Court and seal
2 of said court, affixed this 15 day of June, 2017 at Mt. Vernon Washington.

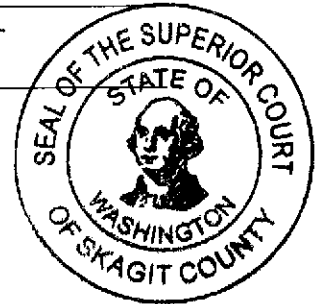
3
4 **MAVIS E. BETZ**

Title Skagit County Clerk

By: Kalu Young

Deputy

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



7 Presented by:

8 Dated: June 9, 2017

McCarthy & Holthus, LLP

9 Matthew Stamper

10 - Wendy Walter WSBA No. 33809

11 ☒ Matthew Stamper WSBA No. 46685

12 - Joseph McCormick WSBA No. 48883

13 - David Swartley WSBA No. 51732

14 - Rhiannon Funke WSBA No. 52227

108 1st Avenue South, Ste. 300

Seattle, WA 98104

Attorneys for Plaintiff