Chelan County Sheriff's Office

Brian Burnett, Sheriff

Law and Justice Bldg ★ 401 Washington Street #1 ★ Wenatchee, WA 98801
Phone: (509) 667-6851 ★ Fax: (509) 667-6860

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF CHELAN

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1998-8,

Plaintiff(s),

vs.

THE ESTATE OF AUDRA L. DAVIES, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF AUDRA L. DAVIES, DECEASED; GLEN LEE; GERALD LEE; GERALDINE LEE; DIRECT MERCHANTS CREDIT CARD BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s).

Cause No. **15-2-00692-9**

Judgment No. **16-9-00337-1**

Judgment Rendered On: **03 22 2016**

Order of Sale Issued: **10 31 2016**

Date Received: **11 15 2016**

Date of Levy: **12 01 2016**

TO: THE ESTATE OF AUDRA L. DAVIES, DECEASED
7049 Tarpiscan Road, Malaga, WA 98828

The Superior Court of Chelan County has directed the undersigned Sheriff of Chelan County to sell the property described below to satisfy a judgment in the above-entitled action. The property to be sold is described below.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The Assessor's Tax Parcel ID No.: 212220310100/240050

Property Address: 7049 Tarpiscan Road, Malaga, Washington 98828

The sale of the above-described property is to take place:

Time	9:30 AM
Date	Friday, January 27, 2016
Place	Chelan County Courthouse Lobby 350 Orondo Avenue Wenatchee, Washington

The judgment debtor can avoid the sale by paying the judgment amount of **SEVENTY-NINE THOUSAND SIX HUNDRED TWENTY-SIX AND NO/100 DOLLARS ($79,626.00)** plus interest, costs, and fees before the sale date. For the exact amount, contact the sheriff at the address stated below.

This property is subject to: (check one)

[XX] 1) No redemption rights after sale.

[] 2) A redemption period of eight months which will expire at **4:30 p.m. on** DAY MONTH YEAR.

[] 3) A redemption period of one year which will expire at **4:30 p.m.** on the DAY MONTH YEAR.

The judgment debtor or debtors or any of them may redeem the above described property at any time up to the end of the redemption period by paying the amount bid at the sheriff's sale plus additional costs, taxes, assessments, certain other amounts, fees, and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

Per RCW 6.23.080, at least five days prior to expiration, a written notice of intent to apply for redemption is necessary.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY THE DATE OF THE SHERIFF'S SALE FOR THIS PROPERTY, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS A PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR OR DEBTORS AT THE TIME OF SALE, HE, SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY

RENT OR OCCUPANCY FEE. THE JUDGMENT DEBTOR MAY ALSO HAVE A RIGHT TO RETAIN POSSESSION DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.

If the sale is not pursuant to a judgment of foreclosure of a mortgage or a statutory lien, the Sheriff has been notified that there is not sufficient personal property to satisfy the judgment and that if the judgment debtor or debtors do have sufficient personal property to satisfy the judgment, the judgment debtor or debtors should contact the Chelan County Sheriff's Office immediately.

YOU MAY HAVE A RIGHT TO EXEMPT PROPERTY from the sale under statutes of this state, including sections 6.13.010, 6.13.030, and 6.13.040 of the Revised Code of Washington, in the manner described in those statutes, which are attached and made part of this notice.

Dated this 9TH day of December, 2016.

BRIAN BURNETT, SHERIFF
CHELAN COUNTY, WASHINGTON

By: Debra K. Foltz-Yonaka

Debra K. Foltz-Yonaka, Civil Deputy
P.O. Box 36 98807 0036
401 Washington Street, Level One
Wenatchee, Washington 98801
509 667 6876
Sheriff's Civil Process No. **C16-01928**

PUBLISH IN WENATCHEE WORLD.

PUBLICATION DATES: December 9, 2016; December 16, 2016; December 23, 2016; December 30, 2016; January 6, 2017 and January 13, 2016.

EXHIBIT A

In The County of Chelan, State of Washington

PARCEL A

That portion of land lying Northerly and Westerly of Colockum Creek in the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 20, Township 21 North, Range 22, E.W.M., Chelan County, Washington.

PARCEL B

All that portion of the Southeast quarter of the Northwest quarter of Section 20, Township 21 North, Range 22, E.W.M., Chelan County Washington, Lying Southeasterly of the county road know as Colockum Creek Road and Northwesterly of Colockum Creek;
EXCEPT that portion thereof described as follows;
Commencing at the center of said Section 20 traveling Westerly on the South line of the Northwest quarter of Section 20, a distance of 750 feet, more or less, to a point where the center of Colockum Creek crosses the South line of the Northwest quarter of Section 20, which is the True Point of Beginning; thence travel Northeast down the thread of Colockum Creek to the point where it crosses the East line of said Northwest quarter to Sectin 20; then turn left and travel North along the said East line a distance of 200 feet; thence turn left and travel Southwest on a line which is parallel to and 200 feet distance from the thread of Colockum Creek, until said line extended intersects with a line drawn perpendicular to the South line of said Northwest quarter of Section 20 and drawn from the True Point of Beginning; thence turn left from said intersection and travel down the line which is perpendicular to said South line of Northwest quarter of Section 20 to the True Point of Beginning.
EXCEPT Dillville county road right of way (Tarpiscan County Road), AND,
EXCEPT that portion Easterly of Tarpiscan County Road, conveyed to William Frosty Hansen and Eileen M. Booker-Hansen, husband and wife, by deed recorded under Auditor's File No. 8910230007.

RCW 6.13.010

Homestead, what constitutes—"Owner," "net value" defined.

(1) The homestead consists of real or personal property that the owner uses as a residence. In the case of a dwelling house or mobile home, the homestead consists of the dwelling house or the mobile home in which the owner resides or intends to reside, with appurtenant buildings, and the land on which the same are situated and by which the same are surrounded, or improved or unimproved land owned with the intention of placing a house or mobile home thereon and residing thereon. A mobile home may be exempted under this chapter whether or not it is permanently affixed to the underlying land and whether or not the mobile home is placed upon a lot owned by the mobile home owner. Property included in the homestead must be actually intended or used as the principal home for the owner.

(2) As used in this chapter, the term "owner" includes but is not limited to a purchaser under a deed of trust, mortgage, or real estate contract.

(3) As used in this chapter, the term "net value" means market value less all liens and encumbrances senior to the judgment being executed upon and not including the judgment being executed upon.

[**1999 c 403 § 1; 1993 c 200 § 1; 1987 c 442 § 201; 1981 c 329 § 7; 1945 c 196 § 1; 1931 c 88 § 1; 1927 c 193 § 1; 1895 c 64 § 1;** Rem. Supp. 1945 § 528. Formerly RCW **6.12.010**.]

NOTES:

Severability—1981 c 329: See note following RCW **6.21.020**.

AS REQUIRED BY RCW 6.17.130 COPIES OF THE FOLLOWING STATUTES ARE HEREBY SERVED OR MAILED UPON THE JUDGMENT DEBTOR(S): REAL PROPERTY RCWS 6.13.010, 6.13.030, 6.13.040. PERSONAL PROPERTY RCWS 6.15.010, 6.15.060, 6.15.050.

RCW 6.13.030

Homestead exemption limited.

A homestead may consist of lands, as described in RCW **6.13.010**, regardless of area, but the homestead exemption amount shall not exceed the lesser of (1) the total net value of the lands, manufactured homes, mobile home, improvements, and other personal property, as described in RCW **6.13.010**, or (2) the sum of one hundred twenty-five thousand dollars in the case of lands, manufactured homes, mobile home, and improvements, or the sum of fifteen thousand dollars in the case of other personal property described in RCW **6.13.010**, except where the homestead is subject to execution, attachment, or seizure by or under any legal process whatever to satisfy a judgment in favor of any state for failure to pay that state's income tax on benefits received while a resident of the state of Washington from a pension or other retirement plan, in which event there shall be no dollar limit on the value of the exemption.

[**2007 c 429 § 1; 1999 c 403 § 4; 1993 c 200 § 2; 1991 c 123 § 2; 1987 c 442 § 203; 1983 1st ex.s. c 45 § 4; 1981 c 329 § 10; 1977 ex.s. c 98 § 3; 1971 ex.s. c 12 § 1; 1955 c 29 § 1; 1945 c 196 § 3; 1895 c 64 § 24**; Rem. Supp. 1945 § 552. Formerly RCW **6.12.050**.]

NOTES:

Purpose—1991 c 123: "The legislature recognizes that retired persons generally are financially dependent on fixed pension or retirement benefits and passive income from investment property. Because of this dependency, retired persons are more vulnerable than others to inflation and depletion of their assets. It is the purpose of this act to increase the protection of income of retired persons residing in the state of Washington from collection of income taxes imposed by other states." [**1991 c 123 § 1**.]

Severability—1981 c 329: See note following RCW **6.21.020**.

Severability—1971 ex.s. c 12: "If any provision of this 1971 amendatory act, or its application to any person or circumstance is held invalid, the remainder of the act, or the application of the provision to other persons or circumstances is not affected." [**1971 ex.s. c 12 § 5**.]

RCW 6.13.040

Automatic homestead exemption—Conditions—Declaration of homestead—Declaration of abandonment.

(1) Property described in RCW **6.13.010** constitutes a homestead and is automatically protected by the exemption described in RCW **6.13.070** from and after the time the real or personal property is occupied as a principal residence by the owner or, if the homestead is unimproved or improved land that is not yet occupied as a homestead, from and after the declaration or declarations required by the following subsections are filed for record or, if the homestead is a mobile home not yet occupied as a homestead and located on land not owned by the owner of the mobile home, from and after delivery of a declaration as prescribed in RCW **6.15.060**(3)(c) or, if the homestead is any other personal property, from and after the delivery of a declaration as prescribed in RCW **6.15.060**(3)(d).

(2) An owner who selects a homestead from unimproved or improved land that is not yet occupied as a homestead must execute a declaration of homestead and file the same for record in the office of the recording officer in the county in which the land is located. However, if the owner also owns another parcel of property on which the owner presently resides or in which the owner claims a homestead, the owner must also execute a declaration of abandonment of homestead on that other property and file the same for record with the recording officer in the county in which the land is located.

(3) The declaration of homestead must contain:

(a) A statement that the person making it is residing on the premises or intends to reside thereon and claims them as a homestead;

(b) A legal description of the premises; and

(c) An estimate of their actual cash value.

(4) The declaration of abandonment must contain:

(a) A statement that premises occupied as a residence or claimed as a homestead no longer constitute the owner's homestead;

(b) A legal description of the premises; and

(c) A statement of the date of abandonment.

(5) The declaration of homestead and declaration of abandonment of homestead must be acknowledged in the same manner as a grant of real property is acknowledged.

[**1993 c 200 § 3; 1987 c 442 § 204; 1981 c 329 § 9.** Formerly RCW **6.12.045**.]

NOTES:

Severability—1981 c 329: See note following RCW **6.21.020**.

RCW 6.13.080

Homestead exemption, when not available.

The homestead exemption is not available against an execution or forced sale in satisfaction of judgments obtained:

(1) On debts secured by mechanic's, laborer's, construction, maritime, automobile repair, material supplier's, or vendor's liens arising out of and against the particular property claimed as a homestead;

(2) On debts secured (a) by security agreements describing as collateral the property that is claimed as a homestead or (b) by mortgages or deeds of trust on the premises that have been executed and acknowledged by both spouses or both domestic partners or by any claimant not married or in a state registered domestic partnership;

(3) On one spouse's or one domestic partner's or the community's debts existing at the time of that spouse's or that domestic partner's bankruptcy filing where (a) bankruptcy is filed by both spouses or both domestic partners within a six-month period, other than in a joint case or a case in which their assets are jointly administered, and (b) the other spouse or other domestic partner exempts property from property of the estate under the bankruptcy exemption provisions of 11 U.S.C. Sec. 522(d);

(4) On debts arising from a lawful court order or decree or administrative order establishing a child support obligation or obligation to pay maintenance;

(5) On debts owing to the state of Washington for recovery of medical assistance correctly paid on behalf of an individual consistent with 42 U.S.C. Sec. 1396p;

(6) On debts secured by a condominium's or homeowner association's lien. In order for an association to be exempt under this provision, the association must have provided a homeowner with notice that nonpayment of the association's assessment may result in foreclosure of the association lien and that the homestead protection under this chapter shall not apply. An association has complied with this notice requirement by mailing the notice, by first-class mail, to the address of the owner's lot or unit. The notice required in this subsection shall be given within thirty days from the date the association learns of a new owner, but in all cases the notice must be given prior to the initiation of a foreclosure. The phrase "learns of a new owner" in this subsection means actual knowledge of the identity of a homeowner acquiring title after June 9, 1988, and does not require that an association affirmatively ascertain the identity of a homeowner. Failure to give the notice specified in this subsection affects an association's lien only for debts accrued up to the time an association complies with the notice provisions under this subsection; or

(7) On debts owed for taxes collected under chapters **82.08**, 82.12, and **82.14** RCW but not remitted to the department of revenue.

[**2013 c 23 § 2; 2008 c 6 § 635; 2007 c 429 § 2; 2005 c 292 § 4; 1993 c 200 § 4.** Prior: **1988 c 231 § 3; 1988 c 192 § 1; 1987 c 442 § 208; 1984 c 260 § 16; 1982 c 10 § 1;** prior: **1981 c 304 § 17; 1981 c 149 § 1; 1909 c 44 § 1; 1895 c 64 § 5;** RRS § 533. Formerly RCW **6.12.100.**]

NOTES:

Part headings not law—Severability—2008 c 6: See RCW **26.60.900** and **26.60.901**.

Severability—1988 c 231: See note following RCW **6.01.050**.

Severability—1982 c 10: "If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected." [**1982 c 10 § 19.**]

Severability—1981 c 304: See note following RCW **26.16.030**.

RCW 6.13.090

Judgment against homestead owner—Lien on excess value of homestead property.

A judgment against the owner of a homestead shall become a lien on the value of the homestead property in excess of the homestead exemption from the time the judgment creditor records the judgment with the recording officer of the county where the property is located. However, if a judgment of a district court of this state has been transferred to a superior court, the judgment becomes a lien from the time of recording with such recording officer a duly certified abstract of the record of such judgment as it appears in the office of the clerk in which the transfer was originally filed. A department of revenue tax warrant filed pursuant to RCW **82.32.210** shall become a lien on the value of the homestead property in excess of the homestead exemption from the time of filing in superior court.

[**2007 c 429 § 3; 1988 c 231 § 4; 1987 c 442 § 209; 1984 c 260 § 30.** Formerly RCW **6.12.105.**]

NOTES:

Severability—1988 c 231: See note following RCW **6.01.050**.

RCW 6.15.010

Exempt property.

(1) Except as provided in RCW **6.15.050**, the following personal property is exempt from execution, attachment, and garnishment:

(a) All wearing apparel of every individual and family, but not to exceed three thousand five hundred dollars in value in furs, jewelry, and personal ornaments for any individual.

(b) All private libraries including electronic media, which includes audiovisual, entertainment, or reference media in digital or analogue format, of every individual, but not to exceed three thousand five hundred dollars in value, and all family pictures and keepsakes.

(c) To each individual or, as to community property of spouses maintaining a single household as against a creditor of the community, to the community:

(i) The individual's or community's household goods, appliances, furniture, and home and yard equipment, not to exceed six thousand five hundred dollars in value for the individual or thirteen thousand dollars for the community, no single item to exceed seven hundred fifty dollars, said amount to include provisions and fuel for the comfortable maintenance of the individual or community;

(ii) Other personal property, except personal earnings as provided under RCW **6.15.050** (1), not to exceed three thousand dollars in value, of which not more than one thousand five hundred dollars in value may consist of cash, and of which not more than:

(A) Until January 1, 2018:

(I) For debts owed to state agencies, two hundred dollars in value may consist of bank accounts, savings and loan accounts, stocks, bonds, or other securities. The maximum exemption under (c)(ii)(A) of this subsection may not exceed two hundred dollars, regardless of the number of existing separate bank accounts, savings and loan accounts, stocks, bonds, or other securities.

(II) For all other debts, five hundred dollars in value may consist of bank accounts, savings and loan accounts, stocks, bonds, or other securities. The maximum exemption under (c)(ii)(B) of this subsection may not exceed five hundred dollars, regardless of the number of existing separate bank accounts, savings and loan accounts, stocks, bonds, or other securities.

(B) After January 1, 2018: For all debts, five hundred dollars in value may consist of bank accounts, savings and loan accounts, stocks, bonds, or other securities. The maximum exemption under this subsection (1)(c)(ii)(B) may not exceed five hundred dollars, regardless of the number of existing separate bank accounts, savings and loan accounts, stocks, bonds, or other securities;

(iii) For an individual, a motor vehicle used for personal transportation, not to exceed three thousand two hundred fifty dollars or for a community two motor vehicles used for personal transportation, not to exceed six thousand five hundred dollars in aggregate value;

(iv) Any past due, current, or future child support paid or owed to the debtor, which can be traced;

(v) All professionally prescribed health aids for the debtor or a dependent of the debtor; and

(vi) To any individual, the right to or proceeds of a payment not to exceed twenty thousand dollars on account of personal bodily injury, not including pain and suffering or compensation for actual pecuniary loss, of the debtor or an individual of whom the debtor is a dependent; or the right to or proceeds of a payment in compensation of loss of future earnings of the debtor

or an individual of whom the debtor is or was a dependent, to the extent reasonably necessary for the support of the debtor and any dependent of the debtor. The exemption under this subsection (1)(c)(vi) does not apply to the right of the state of Washington, or any agent or assignee of the state, as a lienholder or subrogee under RCW **43.20B.060**.

(d) To each qualified individual, one of the following exemptions:

(i) To a farmer, farm trucks, farm stock, farm tools, farm equipment, supplies and seed, not to exceed ten thousand dollars in value;

(ii) To a physician, surgeon, attorney, member of the clergy, or other professional person, the individual's library, office furniture, office equipment and supplies, not to exceed ten thousand dollars in value;

(iii) To any other individual, the tools and instruments and materials used to carry on his or her trade for the support of himself or herself or family, not to exceed ten thousand dollars in value.

(e) Tuition units, under chapter **28B.95** RCW, purchased more than two years prior to the date of a bankruptcy filing or court judgment, and contributions to any other qualified tuition program under 26 U.S.C. Sec. 529 of the internal revenue code of 1986, as amended, and to a Coverdell education savings account, also known as an education individual retirement account, under 26 U.S.C. Sec. 530 of the internal revenue code of 1986, as amended, contributed more than two years prior to the date of a bankruptcy filing or court judgment.

(2) For purposes of this section, "value" means the reasonable market value of the debtor's interest in an article or item at the time it is selected for exemption, exclusive of all liens and encumbrances thereon.

[**2012 c 117 § 2; 2011 c 162 § 2; 2005 c 272 § 6; 2002 c 265 § 1; 1991 c 112 § 1; 1988 c 231 § 5; 1987 c 442 § 301; 1983 1st ex.s. c 45 § 8; 1979 ex.s. c 65 § 1; 1973 1st ex.s. c 154 § 13; 1965 c 89 § 1; 1886 p 96 § 1;** Code 1881 § 347; **1879 p 157 § 1; 1877 p 73 § 351; 1869 p 87 § 343; 1854 p 178 § 253;** RRS § 563. Formerly RCW **6.16.020**.]

NOTES:

Severability—1988 c 231: See note following RCW **6.01.050**.

Severability—1973 1st ex.s. c 154: See note following RCW **2.12.030**.

RCW 6.15.050

Exemptions under RCW 6.15.010—Limitations on exemptions.

(1) Wages, salary, or other compensation regularly paid for personal services rendered by the debtor claiming the exemption shall not be claimed as exempt under RCW **6.15.010**, but the same may be claimed as exempt in any bankruptcy or insolvency proceeding to the same extent as allowed under the statutes relating to garnishments.

(2) No property may be exempt under RCW **6.15.010** from execution, attachment, or garnishment issued upon a judgment for all or any part of the purchase price of the property.

(3) No property may be exempt under RCW **6.15.010** from legal process issued upon a judgment for restitution ordered by a court to be paid for the benefit of a victim of a criminal act.

(4) No property may be exempt under RCW **6.15.010** from legal process issued upon a judgment for any tax levied upon such property.

(5) Nothing in this chapter shall be so construed as to prevent a debtor from creating a security interest in personal property which might be claimed as exempt, or the enforcement of such security interest against the property.

(6) Nothing in this chapter shall be construed to exempt personal property of a nonresident of this state or of an individual who has left or is about to leave this state with the intention to defraud his or her creditors.

(7) Personal property exemptions are waived by failure to claim them prior to sale of exemptible property under execution or, in a garnishment proceeding, within the time specified in RCW **6.27.160**.

(8) Personal property exemptions may not be claimed by one spouse in a bankruptcy case that is not a joint case or a joint administration of the estate with the bankruptcy estate of the other spouse where (a) bankruptcy is filed by both spouses within a six-month period, and (b) one spouse exempts property from property of the estate under the bankruptcy exemption provisions of 11 U.S.C. Sec. 522(d).

(9) No property may be exempt under RCW **6.15.010** from execution, levy, attachment, or garnishment issued by or on behalf of a child support agency operating under Title IV-D of the federal social security act or by or on behalf of any agent or assignee of the child support agency.

[**2002 c 265 § 2; 1987 c 442 § 305; 1981 c 149 § 2; 1927 c 136 § 1;** Code 1881 § 348; **1877 p 74 § 352; 1869 p 88 § 344;** RRS § 571. Formerly RCW **6.16.080**.]

RCW 6.15.060

Manner of claiming exemptions—Appraisement—Appraiser's fee.

(1) Except as provided in subsection (2) of this section, property claimed exempt under RCW **6.15.010** shall be selected by the individual entitled to the exemption, or by the husband or wife entitled to a community exemption, in the manner described in subsection (3) of this section.

(2) If, at the time of seizure under execution or attachment of property exemptible under *RCW **6.15.010**(3) (a), (b), or (c), the individual or the husband or wife entitled to claim the exemption is not present, then the sheriff or deputy shall make a selection equal in value to the applicable exemptions and, if no appraisement is required and no objection is made by the creditor as permitted under subsection (4) of this section, the officer shall return the same as exempt by inventory. Any selection made as provided shall be prima facie evidence (a) that the property so selected is exempt from execution and attachment, and (b) that the property so selected is not in excess of the values specified for the exemptions.

(3)(a) A debtor who claims personal property as exempt against execution or attachment shall, at any time before sale, deliver to the officer making the levy a list by separate items of the property claimed as exempt, together with an itemized list of all the personal property owned or claimed by the debtor, including money, bonds, bills, notes, claims and demands, with the residence of the person indebted upon the said bonds, bills, notes, claims and demands, and shall verify such list by affidavit. The officer shall immediately advise the creditor, attorney, or agent of the exemption claim and, if no appraisement is required and no objection is made by the creditor as permitted under subsection (4) of this section, the officer shall return with the process the list of property claimed as exempt.

(b) A debtor who claims personal property exempt against garnishment shall proceed as provided in RCW **6.27.160**.

(c) A debtor who claims as a homestead, under chapter **6.13** RCW, a mobile home that is not yet occupied as a homestead and that is located on land not owned by the debtor shall claim the homestead as against a specific levy by delivering to the sheriff who levied on the mobile home, before sale under the levy, a declaration of homestead that contains (i) a declaration that the debtor owns the mobile home, intends to reside therein, and claims it as a homestead, and (ii) a description of the mobile home, a statement where it is located or was located before the levy, and an estimate of its actual cash value.

(d) A debtor who claims as a homestead, under RCW **6.13.040**, any other personal property, shall at any time before sale, deliver to the officer making the levy a notice of claim of homestead in a statement that sets forth the following: (i) The debtor owns the personal property; (ii) the debtor resides thereon as a homestead; (iii) the debtor's estimate of the fair market value of the property; and (iv) the debtor's description of the property in sufficient detail for the officer making the levy to identify the same.

(4)(a) Except as provided in (b) of this subsection, a creditor, or the agent or attorney of a creditor, who wishes to object to a claim of exemption shall proceed as provided in RCW **6.27.160** and shall give notice of the objection to the officer not later than seven days after the officer's giving notice of the exemption claim.

(b) A creditor, or the agent or attorney of the creditor, who wishes to object to a claim of exemption made to a levying officer, on the ground that the property claimed exceeds exemptible value, may demand appraisement. If the creditor, or the agent or attorney of the creditor, demands an appraisement, two disinterested persons shall be chosen to appraise

the property, one by the debtor and the other by the creditor, agent or attorney, and these two, if they cannot agree, shall select a third; but if either party fails to choose an appraiser, or the two fail to select a third, or if one or more of the appraisers fail to act, the court shall appoint one or more as the circumstances require. The appraisers shall forthwith proceed to make a list by separate items, of the personal property selected by the debtor as exempt, which they shall decide as exempt, stating the value of each article, and annexing to the list their affidavit to the following effect: "We solemnly swear that to the best of our judgment the above is a fair cash valuation of the property therein described," which affidavit shall be signed by two appraisers at least, and be certified by the officer administering the oaths. The list shall be delivered to the officer holding the execution or attachment and be annexed to and made part of the return, and the property therein specified shall be exempt from levy and sale, but the other personal estate of the debtor shall remain subject to execution, attachment, or garnishment. Each appraiser shall be entitled to fifteen dollars or such larger fee as shall be fixed by the court, to be paid by the creditor if all the property claimed by the debtor shall be exempt; otherwise to be paid by the debtor.

(c) If, within seven days following the giving of notice to a creditor of an exemption claim, the officer has received no notice from the creditor of an objection to the claim or a demand for appraisement, the officer shall release the claimed property to the debtor.

[**1993 c 200 § 5; 1988 c 231 § 7; 1987 c 442 § 306; 1973 1st ex.s. c 154 § 15;** Code 1881 § 349; **1877 p 74 § 353; 1869 p 88 § 346;** RRS § 572. Formerly RCW **6.16.090**.]

NOTES:

***Reviser's note:** RCW **6.15.010** was amended by 1991 c 112 § 1, changing subsection (3)(a), (b), and (c) to subsection (3)(a) and (b). RCW **6.15.010** was subsequently amended by 2011 c 162 § 2, changing subsection (3)(a) and (b) to subsection (1)(c)(i) and (ii).

Severability—1988 c 231: See note following RCW **6.01.050**.

Severability—1973 1st ex.s. c 154: See note following RCW **2.12.030**.

Skip Moore, Auditor, Chelan County, WA.
AFN # **2448801**
Recorded 04:26 PM 12/01/2016
NOT Page: 1 of 9 $81.00 CHELAN
COUNTY SHERIFF

Chelan County Sheriff's Office
Attention: Debra K. Foltz-Yonaka, Civil Deputy
401 Washington Street, #1
Wenatchee, WA 98801

Document Title: Order Of Sale
Chelan County Superior Court No: 15-2-00692-9/16-9-00337-1

Number of Pages: 9

Plaintiff: The United States of America acting Through the Rural Housing Service or Successor Agency, United States Department of Agriculture

Defendant: Claudia A. Doherty, a single woman; unknown occupants of the subject real property; parties in possession of the subject real property; parties claiming a right to possession of the subject property; and all other unknown persons or parties claiming to have any right, title, or interest in the subject real property

Legal Description: NE SW SEC 20 TWN 21 R 22
SE NW SEC 20 TWN 21 R 22

Physical Address: 7049 Tarpiscan Road, Wenatchee, WA 98828

Assessor's Parcel / Tax I.D. No.: 212220310100/240050

Chelan County Sheriff's Office

Brian Burnett, Sheriff

Law and Justice Bldg ★ 401 Washington Street #1 ★ Wenatchee, WA 98801
Phone: (509) 667-6851 ★ Fax: (509) 667-6860

SHERIFF'S LEVY ON REAL PROPERTY
UNDER EXECUTION OR ORDER OF SALE

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF CHELAN

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1998-8,

Plaintiff(s),

vs.

THE ESTATE OF AUDRA L. DAVIES, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF AUDRA L. DAVIES, DECEASED; GLEN LEE; GERALD LEE; GERALDINE LEE; DIRECT MERCHANTS CREDIT CARD BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s).

Cause No. **15-2-00692-9**

Judgment No. **16-9-00337-1**

Judgment Rendered On: **03 22 2016**

Order of Sale Issued: **10 31 2016**

Date Received: **11 15 2016**

Date of Levy: **12 01 2016**

TO THE AUDITOR OF CHELAN COUNTY AND TO WHOM IT MAY CONCERN:

I, BRIAN BURNETT, Sheriff of Chelan County, State of Washington, hereby certify that I received the annexed **ORDER OF SALE** and under and by virtue of that **Order**, I levy upon and take into

my possession all of the right, title and interest of defendant(s), named in the **Order** in and to the real estate of Chelan County, State of Washington, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Situated in the County of Chelan, State of Washington.

The Assessor's Tax Parcel ID No.: 212220310100/240050

Property Address: 7049 Tarpiscan Road, Malaga, Washington 98828

DATED:

BRIAN BURNETT, SHERIFF
CHELAN COUNTY, WASHINGTON

By: Debra K. Foltz-Yonaka, Civil Deputy
Civil Process Number: **C16-01928**

EXHIBIT A

EXHIBIT A

In The County of Chelan, State of Washington

PARCEL A

That portion of land lying Northerly and Westerly of Colockum Creek in the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 20, Township 21 North, Range 22, E.W.M., Chelan County, Washington.

PARCEL B

All that portion of the Southeast quarter of the Northwest quarter of Section 20, Township 21 North, Range 22, E.W.M., Chelan County Washington, lying Southeasterly of the county road know as Colockum Creek Road and Northwesterly of Colockum Creek;
EXCEPT that portion thereof described as follows;
commencing at the center of said Section 20 traveling Westerly on the South line of the Northwest quarter of Section 20, a distance of 750 feet, more or less, to a point where the center of Colockum Creek crosses the South line of the Northwest quarter of Section 20, which is the True Point of Beginning; thence travel Northeast down the thread of Colockum Creek to the point where it crosses the East line of said Northwest quarter to Sectin 20; then turn left and travel North along the said East line a distance of 200 feet; thence turn left and travel Southwest on a line which is parallel to and 200 feet distance from the thread of Colockum Creek, until said line extended intersects with a line drawn perpendicular to the South line of said Northwest quarter of Section 20 and drawn from the True Point of Beginning; thence turn left from said intersection and travel down the line which is perpendicular to said South line of Northwest quarter of Section 20 to the True Point of Beginning.
EXCEPT Dillville county road right of way (Tarpiscan County Road), AND,
EXCEPT that portion Easterly of Tarpiscan County Road, conveyed to William Frosty Hansen and Eileen M. Booker-Hansen, husband and wife, by deed recorded under Auditor's File No. 8910230007.

FILED

CHELAN COUNTY SUPERIOR COURT
KIM MORRISON

CHELAN COUNTY CLERK
WENATCHEE WA

15-2-00692-9

Rept. Date	Acct. Date	Time
10/31/2016	10/31/2016	02:21 PM

Receipt/Item #	Tran-Code	Docket-Code
2016-01-18534/01	1110	#FRAF

Cashier: SJT

Paid By: robinson tait, p.s.
Transaction Amount: $20.00

CCSO NOV15'16pm 2:55

Craig Peterson, WSB #15935
Kimberly Hood, WSB #42903
Robinson Tait, P.S.
901 Fifth Avenue, Suite 400
Seattle, WA 98164
Phone: (206) 676-9640
Fax: (206) 676-9659
Email: cpeterson@robinsontait.com
Email: khood@robinsontait.com

SUPERIOR COURT OF WASHINGTON FOR CHELAN COUNTY

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1998-8, Plaintiff, v. THE ESTATE OF AUDRA L. DAVIES, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF AUDRA L. DAVIES, DECEASED; GLEN LEE; GERALD LEE; GERALDINE LEE; DIRECT MERCHANTS CREDIT CARD BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,	NO. 15-2-00692-9 ORDER OF SALE 16-9-00337-1 This order may be extended for up to 30 days for the purposes of the sale Kimberly Hood, WSB #42903

Law Offices
ROBINSON TAIT, P.S.
901 Fifth Avenue, Suite 400
Seattle WA 98164
(206) 676-9640

Defendants.

THE STATE OF WASHINGTON TO THE SHERIFF OF CHELAN COUNTY GREETINGS:

WHEREAS, in the above-entitled court on March 23, 2016, Plaintiff, secured a judgment against defendant The Estate of Audra L. Davies, Deceased, in the total judgment amount of $39,124.78, together with interest at a rate of 10.99000% per annum, $11.94 per diem from the date of judgment and continuing thereafter until the date of sale.

WHEREAS, 26 days elapsed from February 29, 2016 through the entry of judgment on March 23, 2016. Per diem interest in the amount of $11.94, multiplied by 26 days results in additional interest in the amount of $310.44 which when added to the sum of $79,315.56 results in a total judgment amount of $79,626.00.

WHEREAS, the judgment is a foreclosure against parties of a Deed of Trust Mortgage on real estate in Chelan County, Washington, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

Tax Parcel No. 212220310100/240050

WHEREAS, on March 23, 2016, the Court ordered that all of the above-described property be sold and the proceeds applied to the payment of principal, interest, attorney fees, costs and disbursements and other recovery amounts with interest to date of the sale of the property.

//

//

//

//

Law Offices
ROBINSON TAIT, P.S.
901 Fifth Avenue, Suite 400
Seattle WA 98164
(206) 676-9640

//

NOW, THEREFORE, in the name of the STATE OF WASHINGTON you are hereby commanded to proceed to seize and sell forthwith and without appraisement, the property above-described, 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 0 months. The Sheriff's notice of sale shall be published in The Wenatchee World.

DATED this 31st day of October, 2016.

ALICIA H NAKATA

JUDGE of the said Court, and the seal thereof on

Kim Morrison

COURT CLERK

By

Deputy Clerk

16-9-00337-01

Judgment Number

Law Offices
ROBINSON TAIT, P.S.
901 Fifth Avenue, Suite 400
Seattle WA 98164
(206) 676-9640

EXHIBIT A

In The County of Chelan, State of Washington

PARCEL A

That portion of land lying Northerly and Westerly of Colockum Creek in the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 20, Township 21 North, Range 22, E.W.M., Chelan County, Washington.

PARCEL B

All that portion of the Southeast quarter of the Northwest quarter of Section 20, Township 21 North, Range 22, E.W.M., Chelan County Washington, lying Southeasterly of the county road know as Colockum Creek Road and Northwesterly of Colockum Creek;
EXCEPT that portion thereof described as follows;
commencing at the center of said Section 20 traveling Westerly on the South line of the Northwest quarter of Section 20, a distance of 750 feet, more or less, to a point where the center of Colockum Creek crosses the South line of the Northwest quarter of Section 20, which is the True Point of Beginning; thence travel Northeast down the thread of Colockum Creek to the point where it crosses the East line of said Northwest quarter to Sectin 20; then turn left and travel North along the said East line a distance of 200 feet; thence turn left and travel Southwest on a line which is parallel to and 200 feet distance from the thread of Colockum Creek, until said line extended intersects with a line drawn perpendicular to the South line of said Northwest quarter of Section 20 and drawn from the True Point of Beginning; thence turn left from said intersection and travel down the line which is perpendicular to said South line of Northwest quarter of Section 20 to the True Point of Beginning.
EXCEPT Dillville county road right of way (Tarpiscan County Road), AND,
EXCEPT that portion Easterly of Tarpiscan County Road, conveyed to William Frosty Hansen and Eileen M. Booker-Hansen, husband and wife, by deed recorded under Auditor's File No. 8910230007.

Chelan County Sheriff's Office

Brian Burnett, Sheriff

Law and Justice Bldg ★ 401 Washington Street #1 ★ Wenatchee, WA 98801
Phone: (509) 667-6851 ★ Fax: (509) 667-6860

SHERIFF'S PUBLIC NOTICE OF SALE OF REAL PROPERTY

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF CHELAN

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1998-8,

Plaintiff(s),

vs.

THE ESTATE OF AUDRA L. DAVIES, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF AUDRA L. DAVIES, DECEASED; GLEN LEE; GERALD LEE; GERALDINE LEE; DIRECT MERCHANTS CREDIT CARD BANK; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s).

Cause No. **15-2-00692-9**

Judgment No. **16-9-00337-1**

Judgment Rendered On: **03 22 2016**

Order of Sale Issued: **10 31 2016**

Date Received: **11 15 2016**

Date of Levy: **12 01 2016**

The Superior Court of Chelan County has directed the undersigned Sheriff of Chelan County to sell the property described below to satisfy a judgment in the above-entitled action. The property address is in Washington and legally described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Situated in the County of Chelan, State of Washington.

The Assessor's Tax Parcel ID No.: 212220310100/240050

Property Address: 7049 Tarpiscan Road, Malaga, Washington 98828

The sale of the above described property is to take place:

Time	**9:30 AM**
Date	**Friday, January 27, 2016**
Place	**Chelan County Courthouse Lobby** **350 Orondo Avenue** **Wenatchee, Washington**

The judgment debtor can avoid the sale by paying the judgment amount of **SEVENTY-NINE THOUSAND SIX HUNDRED TWENTY-SIX AND 24/100 DOLLARS ($79,626.00)** plus interest, costs, and fees before the sale date. For the exact amount, contact the sheriff at the address stated below.

BRIAN BURNETT, SHERIFF
CHELAN COUNTY, WASHINGTON

By: _____
Debra K. Foltz-Yonaka, Civil Deputy
P.O. Box 36 98807-0036
401 Washington Street, Level One
Wenatchee, Washington 98801
Sheriff's Civil Process No. **C16-01928**
509 667 6836

Published in The Wenatchee World
Dates of Publication: Friday, December 9, 2016, Friday December 16, 2016, Friday, December 23, 2016 and Friday, December 30, 2016.

EXHIBIT A

In The County of Chelan, State of Washington

PARCEL A

That portion of land lying Northerly and Westerly of Colockum Creek in the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 20, Township 21 North, Range 22, E.W.M., Chelan County, Washington.

PARCEL B

All that portion of the Southeast quarter of the Northwest quarter of Section 20, Township 21 North, Range 22, E.W.M., Chelan County Washington, Lying Southeasterly of the county road know as Colockum Creek Road and Northwesterly of Colockum Creek;
EXCEPT that portion thereof described as follows;
Commencing at the center of said Section 20 traveling Westerly on the South line of the Northwest quarter of Section 20, a distance of 750 feet, more or less, to a point where the center of Colockum Creek crosses the South line of the Northwest quarter of Section 20, which is the True Point of Beginning; thence travel Northeast down the thread of Colockum Creek to the point where it crosses the East line of said Northwest quarter to Sectin 20; then turn left and travel North along the said East line a distance of 200 feet; thence turn left and travel Southwest on a line which is parallel to and 200 feet distance from the thread of Colockum Creek, until said line extended intersects with a line drawn perpendicular to the South line of said Northwest quarter of Section 20 and drawn from the True Point of Beginning; thence turn left from said intersection and travel down the line which is perpendicular to said South line of Northwest quarter of Section 20 to the True Point of Beginning.
EXCEPT Dillville county road right of way (Tarpiscan County Road), AND,
EXCEPT that portion Easterly of Tarpiscan County Road, conveyed to William Frosty Hansen and Eileen M. Booker-Hansen, husband and wife, by deed recorded under Auditor's File No. 8910230007.