



200812050048
Skagit County Auditor

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Return To:

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

Date: December 5, 2008

Skagit County Superior Court No: 08-2-00760-2

Document Title:

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

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

1. Lockwood, Stephen O.
2. Lockwood, Jane Doe

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

1. Cascade River Community Club, Inc.

Legal Description:

Lot 29, "Cascade River Park Div. No. 2", as per plat recorded under Auditor's File No. 682848.

Assessor's Parcel/Tax ID Number:

P63829 / 3872-000-029-0006

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**CASCADE RIVER COMMUNITY CLUB, Inc., a
Washington nonprofit corporation**

Plaintiff,

vs.

**CHARLES J. DAVENPORT & JANE DOE
DAVENPORT, h/w; GENE R. FAZIO & JANE
DOE FAZIO, h/w; CHICAGO TITLE INS. CO.;
GLORIA HANEY & JOHN DOE HANEY, h/w;
CASCADE RIVER DEVELOPMENT CO., a
Washington Corporation; WAYNE KEETON
& LINDSAY KEETON, h/w; STEPHEN O.
LOCKWOOD & JANE DOE LOCKWOOD, h/w,**

Defendants.

Cause No.: 08-2-00760-2

**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 a Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 10th day of November 2008, 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 STEPHEN O. LOCKWOOD & JANE DOE LOCKWOOD, 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: P63829 / 3872-000-029-0006

Lot 29, "Cascade River Park Div. No. 2", as per plat recorded under Auditor's File No. 682848.

Given under my hand this 5th day of December 2008.

Rick Grimstead, Sheriff

By:

Carolyn K. Vandenheuvel
Carolyn Vandenheuvel, Civil Assistant



200812050048

Skagit County Auditor

RECEIVED
CLERK - 1 PM 3:50
ALL COUNTY RECORDS

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY
CLUB, Inc., a Washington nonprofit
corporation

Plaintiff

vs.

CHARLES J. DAVENPORT, *et al.*

Defendants

Nº 08-2-00760-2

ORDER OF SALE
(Defendant Lockwood)

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge of the above-entitled Court on the 10th day of November, 2008, and the Court having entered a Judgment and Decree of Foreclosure directing that the subject property be sold; now,

AND WHEREAS, the principal amount of the judgment is \$2,114.80, plus costs of \$139.00 and attorney's fees of \$350.00, for a total judgment of \$2,600.80, with interest on such amounts accruing at the rate of 12% per annum from the date of judgment;

AND WHEREAS, no payments have been received by Plaintiff following the date judgment was entered;

AND WHEREAS, the said judgment was recorded on November 20th, 2008 under Skagit County Auditor's File No. 20081120104;

Now, therefore,

IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County, Washington, shall sell, in the manner provided by law, the following described real property, which is situate in Skagit County:

ORDER OF SALE (LOCKWOOD)

C:\S.L.O\HOA's\active\Cascade River Park\Davenport, et.al\pleadings\Lockwood order of sale.wpd

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Skagit County Auditor

1 Lot 29, "Cascade River Park Div. No. 2", as per plat recorded under Auditor's File No. 682848.
2 (P63829)

3 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from the
4 said property be applied to the payment of the judgment, accrued interest, attorney's fees, costs,
5 and increased costs, attorney's fees and interest; and,

6 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that is deficiencies remain
7 after application of the proceeds of such sale, execution shall be issued for such deficiencies
8 against Defendants Stephen Lockwood & Jane Doe Lockwood, and enforced against any other
9 property of theirs not exempt from execution.

10 DATED 11-21-08

11
12 Witness the Hon. Susan Cook,
13 Judge of the Superior Court, and Seal Thereof,
14 11-10-08
(date)

15 NANCY SCOTT, County Clerk

16 By: ELIZABETH R MURPHY
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CERTIFIED COPY

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

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ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY CLUB, Inc., a Washington nonprofit corporation

Plaintiff

vs.

CHARLES J. DAVENPORT & JANE DOE DAVENPORT, h/w; GENE R. FAZIO & JANE DOE FAZIO, h/w; CHICAGO TITLE INS. Co.; GLORIA HANEY & JOHN DOE HANEY, h/w; CASCADE RIVER DEVELOPMENT Co., a Washington corporation; WAYNE KEETON & LINDSAY KEETON, h/w; STEPHEN O. LOCKWOOD & JANE DOE LOCKWOOD, h/w

Defendants

Nº 08-2-00760-2

DEFAULT JUDGMENT & DECREE OF FORECLOSURE AGAINST DEFENDANTS LOCKWOOD

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Stephen O. Lockwood & Jane Doe Lockwood
Principal Judgment Amount:	\$2,114.80
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$139.00
Attorney's Fees:	\$350.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against defendants; now, therefore, judgment is hereby entered against defendants Stephen O. Lockwood and Jane Doe Lockwood, and in favor of

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE
(LOCKWOOD)

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CRAIG D. SJOSTROM

Attorney at Law WSPA #21149
411 Main St., Mt. Vernon, Wash. 98273

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Skagit County Auditor



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plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of plaintiff and against defendants in the principal amount of \$2,114.80.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$139.00, and a reasonable attorney's fee of \$350.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

III. DECREE OF FORECLOSURE

- 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, lien or interest on the part of the Defendant or persons claiming by, through or under the Defendant:

Lot 29, "Cascade River Park Div. No. 2", as per plat recorded under Auditor's File No. 682848.
(P63829)

- 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law.
- 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be applied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's judgment.
- 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, plus the costs of sale.
- 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and of every person claiming by, through or under the Defendant, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the Defendant may have by law.
- 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to the Plaintiff.

DONE IN OPEN COURT on 11-10, 2008.

Susan K Cook
JUDGE/COMMISSIONER

Presented by:

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(LOCKWOOD)

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Attorney at Law WSB# 21149
1200 1st Avenue, Wash OR 97731



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Skagit County Auditor



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Skagit

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3 **CRAIG SJOSTROM #21149**
4 **Attorney for Plaintiff**
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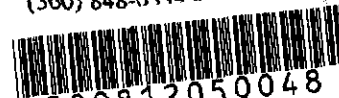
**DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(LOCKWOOD)**

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