



200903040031

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: March 4, 2009

Skagit County Superior Court No: 08-2-00855-2

Document Title:

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

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

1. Koster, Kenneth

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

1. Cape Horn Maintenance Co

Legal Description:

Lots 4 and 5, Block B, Division 1, "Cape Horn on the Skagit, Skagit County, Washington, as per the plat recorded in Volume 8 of Plats, page 92-97 inclusive, records of Skagit County, Washington

Assessor's Parcel/Tax ID Number:

P62902 / 3873-000-029-0005

P62903 / 3873-000-030-0002

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**CAPE HORN MAINTENANCE CO., a
Washington nonprofit corporation,**

Plaintiff,

vs.

**JEANNIE M. PALMER & JOHN DOE PALMER,
h/w; DALE ALVIN PARKER & JANE DOE
PARKER, h/w; DOUGLAS SITTON & JANE
DOE SITTON, h/w; KENNETH KOSTER &
JANE DOE KOSTER, h/w**

Defendants.

Cause No.: **08-2-00855-2**

**SHERIFF'S NOTICE OF EXECUTION
UPON REAL PROPERTY**

To the Auditor of Skagit County, State of Washington, and to whom it may concern,
Greetings:

Under and by virtue of an Amended Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 26th day of February 2009, 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 Kenneth Koster, 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: P62902 / 3873-000-029-0005
P62903 / 3873-000-030-0002

Lots 4 and 5, Block B, Division 1, "Cape Horn on the Skagit, Skagit County, Washington, as per the plat recorded in Volume 8 of Plats, page 92-97 inclusive, records of Skagit County, Washington. (P62902, P62903)

Also commonly known as 41317 North Shore Lane, Concrete, Washington.

Given under my hand this 4th day of March 2009.

Rick Grimstead, Sheriff

By:

Kathleen Anderson

Kathleen Anderson, Civil Assistant

CP09-0158 - Koster - Notice of Execution.doc



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Skagit County Auditor

RECEIVED

09 MAR -2 PM 3:48

RICK GRINSTEAD, SHERIFF

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2009 MAR -2 PM 3:15

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINT. Co, a Washington
nonprofit corporation

Plaintiff

vs.

JEANNIE M. PALMER & JOHN DOE
PALMER, h/w; DALE ALVIN PARKER
& JANE DOE PARKER, h/w;
DOUGLAS SITTON & JANE DOE
SITTON, h/w; KENNETH KOSTER &
JANE DOE KOSTER, h/w

Defendants

Nº 08-2-00855-2

AMENDED ORDER OF SALE
(Defendants Koster)

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 24th day of February, 2009, and the Court having entered an Amended Judgment and Decree of Foreclosure directing that the subject property be sold;

AND WHEREAS, the principal amount of the judgment is \$11,118.74, plus interest of \$797.88, costs of \$148.34 and attorney's fees of \$675.00, for a total judgment of \$12,739.96, 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 Amended Judgment was recorded on February 24th, 2009 under Skagit County Auditor's File No. 200902240087;

Now, therefore,

IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County,



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Skagit County Auditor

AMENDED ORDER OF SALE (KOSTER)

C:\S.L.O\HOA's\active\Cape Horn\pleadings\Palmer\Koster amended order of sale.wpd

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CERTIFIED COPY

1 Washington, shall sell, in the manner provided by law, the following described real property,
2 which is situate in Skagit County:

3 Lots 4 and 5, Block B, Division 1, "Cape Horn on the Skagit, Skagit County, Washington, as per
4 the plat recorded in Volume 8 of Plats, pages 92-97 inclusive, records of Skagit County,
Washington.

5 (P62902; P62903)

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

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

13
14 DATED 2-26-09

15
16 Witness the Hon. Michael E. Rickert,
17 Judge of the Superior Court, and Seal Thereof,
2-26-09
(date)

18 NANCY SCOTT, County Clerk

19 ELIZABETH R. MURPHY
20 By: _____
21 DEPUTY



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28 Skagit County Auditor

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30 CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

411 Main St., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

sjostrom@fidalgo.net

AMENDED ORDER OF SALE (KOSTER)

C:\S.L.\OHOA\active\Cape Horn\pledging\Palmer\Koster amended order of sale.wpd Page 2 of 2

UNOFFICIAL DOCUMENT

State of Washington, } ss.
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 2 pages, now on file in my office.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 20th day of March 2009. Nancy K. Scott, County Clerk

By [Signature]
Deputy Clerk

SEAL OF SKAGIT COUNTY



200903040031
Skagit County Auditor