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Skagit County Auditor

\$80.00

7/21/2015 Page

1 of

9 9:21AM

Return To:

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

Date: July 21, 2015

Skagit County Superior Court No: 12-2-01694-4

Document Title:

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

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

1. Beverick, Michael J.
2. Beverick, Cindy M.
3. Et Al

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

1. Nationstar Mortgage LLC

Assessor's Parcel/Tax ID Number:

P23425 / 340402-3-009-0000

Legal Description:

That portion of Lot 3, Skagit County Short Plat No. 51-81, approved December 16, 1981 and recorded December 17, 1981 in Volume 5 of Short Plats, Page 147, records of Skagit County, Washington, being a portion of the East 1/2 of Section 2, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southeast corner of said Section 2 (Southeast section corner); thence North 89°32'55" West 660.01 feet along the South line of said subdivision to the Southwest corner of the East 10.00 chains (660.00 feet), of said subdivision; thence North 0°43'49" East 1,449.96 feet along the West line of said East 10.00 chains (also being the East line of said Lot 3, Skagit County Short Plat No. 51-81), and also being the West line of the "PLAT OF PARK ADDITION TO CLEAR LAKE WASH.", as per plat recorded in Volume 4 of Plats, page 39, records of Skagit County, Washington, to the true point of beginning; thence South 52°35'57" West, 524.15 feet; thence North 32°19'27" West 282.34 feet, more or less, to the Southerly margin of the as-constructed County Road commonly known as the Mud

Lake Road; thence Northeasterly along said Southerly margin 632.4 feet, more or less, to said West line of the East 10.00 chains, at a point bearing North 00°43'49" East from the true point of beginning; thence South 00°43'49" West along said West line 179.94 feet, more or less, to the true point of beginning.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: 340402-3-009-0000

Property ID P23425

Commonly known as: 22814 Mud Lake Road, Mount Vernon, WA 98273.

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**MICHAEL J. BEVERICK and CINDY M.
BEVERICK, husband and wife,
Plaintiffs,**

vs.

**LANDMARK BUILDING & DEVELOPMENT
INC.; and LAND TITLE & ESCROW
COMPANY, and WMC MORTGAGE CORP.
and AURORA BANK FSB, and U.S. BANK
NATIONAL ASSOCIATION AS TRUSTEE for
STRUCTURED ASSET CORPORATION
MORTGAGE PASS CERTIFICATES, SERIES
2007-GEL1 60 Acct. No. 0122944200 and
BISHOP AND LYNCH OF KING CO., and
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. and NATIONSTAR
MORTGAGE,**

Defendants.

NATIONSTAR MORTGAGE LLC

Counterclaim and Third Party Plaintiff,

vs.

**MICHAEL J. BEVERICK and CINDY M.
BEVERICK, husband and wife,
Counterclaim Defendants,**

and

**MARTIN INVESTMENTS, LLC, STEEL
STRUCTURES AMERICA, INC., JOHN AND
JANE DOES, I THROUGH V, OCCUPANTS OF
THE SUBJECT REAL PROPERTY, AND ALL
OTHER PERSONS OR PARTIES UNKNOWN,
CLAIMING ANY RIGHT, TITLE, INTEREST,
LIEN OR ESTATE IN THE PROPERTY
HEREIN DESCRIBED**

Third Party Defendants.

Cause No.: **12-2-01694-4**

**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 18th day of June 2015, 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 MICHAEL J. BEVERICK and CINDY M. BEVERICK, husband and wife, and MARTIN INVESTMENTS, LLC, STEEL STRUCTURES AMERICA, INC., JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED, 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: P23425 / 340402-3-009-0000

That portion of Lot 3, Skagit County Short Plat No. 51-81, approved December 16, 1981 and recorded December 17, 1981 in Volume 5 of Short Plats, Page 147, records of Skagit County, Washington, being a portion of the East 1/2 of Section 2, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southeast corner of said Section 2 (Southeast section corner); thence North 89°32'55" West 660.01 feet along the South line of said subdivision to the Southwest corner of the East 10.00 chains (660.00 feet), of said subdivision; thence North 0°43'49" East 1,449.96 feet along the West line of said East 10.00 chains (also being the East line of said Lot 3, Skagit County Short Plat No. 51-81), and also being the West line of the "PLAT OF PARK ADDITION TO CLEAR LAKE WASH.", as per plat recorded in Volume 4 of Plats, page 39, records of Skagit County, Washington, to the true point of beginning; thence South 52°35'57" West, 524.15 feet; thence North 32°19'27" West 282.34 feet, more or less, to the Southerly margin of the as-constructed County Road commonly known as the Mud Lake Road; thence Northeasterly along said Southerly margin 632.4 feet, more or less, to said West line of the East 10.00 chains, at a point bearing North 00°43'49" East from the true point of beginning; thence South 00°43'49" West along said West line 179.94 feet, more or less, to the true point of beginning.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: 340402-3-009-0000

Property ID P23425

Commonly known as: 22814 Mud Lake Road, Mount Vernon, WA 98273.

Given under my hand this 21st day of July 2015.

Will Reichardt, Sheriff

By: Carolyn K. Vandenheuvel
Carolyn K. Vandenheuvel, Civil Assistant

RECEIVED
15 JUL 15 AM 11:41
WILL COUNTY CLERK

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

MICHAEL J. BEVERICK and CINDY M.
BEVERICK, husband and wife,

Plaintiffs,

vs.

LANDMARK BUILDING & DEVELOPMENT
INC.; and LAND TITLE & ESCROW
COMPANY, and WMC MORTGAGE CORP
and AURORA BANK FSB, and U.S. BANK
NATIONAL ASSOCIATION AS TRUSTEE for
STRUCTURED ASSET CORPORATION
MORTGAGE PASS CERTIFICATES, SERIES
2007-GEL1 60 Acct. No. 0122944200 and
BISHOP AND LYNCH OF KING CO., and
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. and NATIONSTAR
MORTGAGE,

Defendants.

NATIONSTAR MORTGAGE LLC

Counterclaim and Third Party Plaintiff,

NO. 12-2-01694-4

ORDER OF SALE

ORDER OF SALE - 1

MARSHALL & WEIBEL, P.S.

720 OLIVE WAY, SUITE 1201

SEATTLE, WASHINGTON 98101-1801

206/622-5306 FAX: 206/622-0354

 ORIGINAL

1 v.

2 MICHAEL J. BEVERICK and CINDY M.
3 BEVERICK, husband and wife,

4 Counterclaim Defendants,

5 and

6 MARTIN INVESTMENTS, LLC, STEEL
7 STRUCTURES AMERICA, INC., JOHN AND
8 JANE DOES, I THROUGH V, OCCUPANTS OF
9 THE SUBJECT REAL PROPERTY, AND ALL
10 OTHER PERSONS OR PARTIES UNKNOWN,
11 CLAIMING ANY RIGHT, TITLE, INTEREST,
12 LIEN OR ESTATE IN THE PROPERTY
13 HEREIN DESCRIBED

14 Third Party Defendants.

15 THE STATE OF WASHINGTON, to the King County Sheriff:

16 WHEREAS, in the above-entitled Court, on the May 21, 2015, Counterclaim and
17 Third Party Plaintiff NATIONSTAR MORTGAGE LLC, and Defendants AURORA
18 BANK FSB, BISHOP AND LYNCH OF KING CO., MORTGAGE ELECTRONIC
19 REGISTRATION SYSTEMS INC., and U.S. BANK NATIONAL ASSOCIATION AS
20 TRUSTEE for STRUCTURED ASSET CORPORATION MORTGAGE PASS
21 CERTIFICATES, SERIES 2007-GEL1, recovered an In Rem Judgment against the real
22 property, in the amount of \$535,520.51, plus interest at the rate of 8.37% per annum from
23 May 21, 2015; which said judgment is entered in Execution Docket of the Superior Court as
24 Judgment Number 12-9-02193-5 and which there is now due and owing \$535,520.51, not
25 including post Judgment interest; and whereas the said Judgment is a foreclosure with eight

ORDER OF SALE - 2

MARSHALL & WEIBEL, P.S.
720 OLIVE WAY, SUITE 1201
SEATTLE, WASHINGTON 98101-1801
206/622-5306 FAX: 206/622-0354

1 (8) month redemption period, against the Defendants herein of a Deed of Trust on the
2 following described property, situated in Skagit County, State of Washington, to-wit:

3 THE STATE OF WASHINGTON, to the Sheriff of Skagit County:

4 That portion of Lot 3, Skagit County Short Plat No. 51-81, approved December
5 16, 1981 and recorded December 17, 1981 in Volume 5 of Short Plats, Page
6 147, records of Skagit County, Washington, being a portion of the East ½ of
7 Section 2, Township 34 North, Range 4 East, W.M., and being more particularly
8 described as follows:

9 Beginning at the Southeast corner of said Section 2 (Southeast section corner);
10 thence North 89°32'55" West 660.01 feet along the South line of said
11 subdivision to the Southwest corner of the East 10.00 chains (660.00 feet), of
12 said subdivision; thence North 0°43'49" East 1,449.96 feet along the West line
13 of said East 10.00 chains (also being the East line of said Lot 3, Skagit County
14 Short Plat No. 51-81), and also being the West line of the "PLAT OF PARK
15 ADDITION TO CLEAR LAKE WASH.", as per plat recorded in Volume 4 of
16 Plats, page 39, records of Skagit County, Washington, to the true point of
17 beginning; thence South 52°35'57" West, 524.15 feet; thence North 32°19'27"
18 West 282.34 feet, more or less, to the Southerly margin of the as-constructed
19 County Road commonly known as the Mud Lake Road; thence Northeasterly
20 along said Southerly margin 632.4 feet, more or less, to said West line of the
21 East 10.00 chains, at a point bearing North 00°43'49" East from the true point of
22 beginning; thence South 00°43'49" West along said West line 179.94 feet, more
23 or less, to the true point of beginning.

24 SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

25 APN: 340402-3-009-0000
Property ID P23425

Commonly known as: 22814 Mud Lake Road, Mount Vernon, WA 98273.

THEREFORE, in the name of the State of Washington, you are hereby commanded
to proceed to seize and sell forthwith, and without appraisalment, the above-described
property, in the manner provided by law; or so much thereof as may be necessary to satisfy
the Judgment, interest and costs, and any advances that Plaintiff, U.S. Bank National

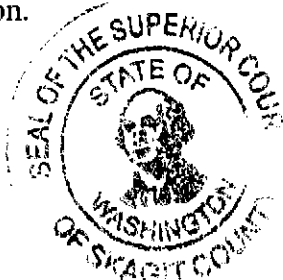
ORDER OF SALE - 3

MARSHALL & WEIBEL, P.S.
720 OLIVE WAY, SUITE 1201
SEATTLE, WASHINGTON 98101-1801
206/622-5306 FAX: 206/622-0354

1 Association, its successors in interest and/or assigns, may be required after the entry of
2 Judgment to make for the payment of taxes, assessments, other items constituting liens on
3 the property, insurance, and/or repairs for the protection or preservation of the property;
4 and if you fail to find said property and if the judgment herein provides for deficiency and
5 the proceeds of such sale be insufficient to satisfy said Judgment, costs and any accrued
6 and increased costs, you are directed to take the money or any balance thereof remaining
7 unpaid, out of any property of In Rem not exempt from execution.

8 HEREIN FAIL NOT, but make return hereof within sixty days, showing how you
9 have executed the same.

10 Witness, the Honorable **MICHAEL E. RICKERT**, Judge of the Superior Court and the seal
11 of said Court, affixed this 18 day of June, 2015, at Mount Vernon
12 Washington.



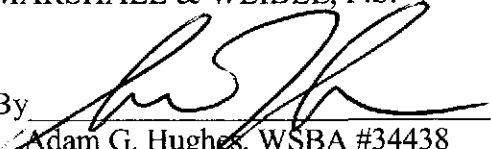
13
14 Superior Court Clerk

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

15 By: 
16 Deputy Clerk

17 I STIPULATE TO A 30-DAY OR LESS
18 EXTENSION OF THIS ORDER FOR
19 PURPOSES OF SALE PURSUANT TO
20 RCW 6.21.050.

21 **MARSHALL & WEIBEL, P.S.**

22 By: 
23 Adam G. Hughes, WSBA #34438
24 Attorneys for Counterclaim and Third Party Plaintiff
25 **NATIONSTAR MORTGAGE LLC, and Defendants**

ORDER OF SALE - 4

MARSHALL & WEIBEL, P.S.
720 OLIVE WAY, SUITE 1201
SEATTLE, WASHINGTON 98101-1801
206/622-5306 FAX: 206/622-0354

1 AURORA BANK FSB, BISHOP AND LYNCH OF
2 KING CO., MORTGAGE ELECTRONIC
3 REGISTRATION SYSTEMS INC., and U.S. BANK
4 NATIONAL ASSOCIATION AS TRUSTEE for
5 STRUCTURED ASSET CORPORATION
6 MORTGAGE PASS CERTIFICATES, SERIES 2007-
7 GELI

24 ORDER OF SALE - 5

MARSHALL & WEIBEL, P.S.
720 OLIVE WAY, SUITE 1201
SEATTLE, WASHINGTON 98101-1801
206/622-5306 FAX: 206/622-0354