



Skagit County Auditor

4/28/2016 Page

1 of

\$77.00

5 9:56AM

Return To:

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

Date: April 28, 2016

Skagit County Superior Court No: 15-2-00249-2

Document Title:

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

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

1. All Unknown Heirs and Devisees of John R. Wojahn
2. Wojahn, Marilyn J.
3. Et al

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

1. Nationstar Mortgage LLC dba Champion Mortgage Company

Legal Description:

LOT 11, "EAGLE VALLEY P.U.D.", AS PER PLAT RECORDED IN VOLUME
15 OF PLATS, PAGES 181 TO 183, INCLUSIVE, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

Assessor's Parcel/Tax ID Number:

P106902 / 4632-000-011-0000

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**NATIONSTAR MORTGAGE LLC dba
CHAMPION MORTGAGE COMPANY, a
limited liability company,**
Plaintiff,

vs.

**ALL UNKNOWN HEIRS AND DEVISEES OF
JOHN R. WOJAHN, a deceased individual;
MARILYN J. WOJAHN, an individual; Julian
Castro, solely in his capacity as Secretary
for UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT;
DOES 1 through 10, inclusive, and ROES 1
through 10, inclusive,**

Defendants.

Cause No.: 15-2-00249-2

**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 a writ of execution issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 11th day of April 2016, by the Clerk thereof, a true copy of said writ 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 Judgment Debtor(s) Name(s), in said writ of execution 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: P106902 / 4632-000-011-0000

LOT 11, "EAGLE VALLEY P.U.D.", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGES 181 TO 183, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Also commonly known as 5237 Talon Court, Sedro-Woolley, WA 98284.

Given under my hand this 28th day of April 2016.

Will Reichardt, Sheriff

By:


Elizabeth A. Morgan, Civil Assistant

15 NOV 2015 10:56
ALL RIGHTS RESERVED

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

NATIONSTAR MORTGAGE LLC dba
CHAMPION MORTGAGE COMPANY, a
limited liability company,
Plaintiff,

vs.

ALL UNKNOWN HEIRS AND DEVISEES
OF JOHN R. WOJAHN, a deceased
individual; MARILYN J. WOJAHN, an
individual; Julian Castro, solely in his capacity
as Secretary for UNITED STATES
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; DOES 1 through
10, inclusive, and ROES 1 through 10,
inclusive,

Defendants.

NO. 15-2-00249-2

WRIT OF EXECUTION

TO SKAGIT COUNTY SHERIFF'S DEPARTMENT:

On November 24, 2015, Plaintiff Nationstar Mortgage LLC dba Champion Mortgage Company, a limited liability company obtained a Default Judgment in the Superior Court of Washington, County of Skagit, against the above referenced Defendants.

1 It is ordered, adjudged, and decreed that the land and premises located at 5237 Talon
2 Court, Sedro Woolley, WA 98284 and legally described as follows:
3 LOT 11, "EAGLE VALLEY P.U.D.", AS PER PLAT RECORDED IN VOLUME 15 OF
4 PLATS, PAGES 181 TO 183, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
5 WASHINGTON.

6 Commonly referred to as: 5237 Talon Court, Sedro Woolley, WA 98284 referred to in
7 the Default Judgment, be sold at public auction, as particularly set out in said Judgment.

8 The total amount due and owing on the Judgment through November 24, 2015, is
9 \$271,178.74 consisting of the following: the judgment amount of \$266,507.54 principal and
10 interest; \$2,890.00 awarded for attorneys' fees; \$1,781.20 awarded for costs; Due to the nature of
11 the loan, Plaintiff waives any post-judgment interest; pursuant to paragraph 2 of the Judgment,
12 post-judgment amounts advanced for attorneys' fees, and costs for publication and Sheriff's fees
13 of an unknown amount.

14 It is ordered, adjudged, and decreed that the Sheriff is hereby authorized to make the
15 return within 60 days after issuance by the court. For purposes of the sale, the Order may be
16 automatically extended for 30 days.

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1 In the name of the State of Washington, you are hereby commanded and required to
2 proceed to notice for sale and to sell the Subject Property, which is more particularly described
3 in the Notice of Sale, and apply the proceeds of said sale as in said Judgment and Decree
4 directed, and to make and file your report of such sale with the Clerk of this Court, and do all
5 things according to the terms and requirements of said Judgment, and the provisions of
6 Washington Law.

7 WITNESS my hand and official seal this _____ Day of APR 11 2016,
8 2016.



Superior Court, County of Skagit

By: 

Deputy Clerk

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