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Skagit County Auditor

\$76.00

6/1/2016 Page

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4 2:59PM

**Return To:**

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

**Date:** June 1, 2016

**Skagit County Superior Court No:** 15-2-01630-2

**Document Title:**

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

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

1. Nestor, John

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

1. Cape Horn Maintenance Co., a Washington nonprofit corporation

**Legal Description:**

Lots 33, 34 and 35, Block H, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

**Assessor's Parcel/Tax ID Number:**

P63269 / 3869-008-033-0008;  
P63270 / 3869-008-034-0007; and,  
P63271 / 3869-008-035-0006

**SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**

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

vs.

**JOHN NESTOR, as his separate property if  
married,**  
Defendant.

Cause No.: **15-2-01630-2**

**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 16th day of May 2016, 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 JOHN NESTOR, as his separate property if married, 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: P63269 / 3869-008-033-0008;  
P63270 / 3869-008-034-0007; and,  
P63271 / 3869-008-035-0006

Lots 33, 34 and 35, Block H, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

Also commonly known as 41956 NORTH SHORE LANE, CONCRETE, WA.

Given under my hand this 1st day of June 2016.

Will Reichardt, Sheriff

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

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5/16/16



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

SKAGIT COUNTY, WASH  
**FILED**

**MAY 16 2016**

MAVIS E. BETZ, CO. CLERK  
Deputy

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

CAPE HORN MAINTENANCE Co., a  
Washington nonprofit corporation

Plaintiff

vs.

JOHN NESTOR, as his separate property  
if married

Defendant

N<sup>o</sup> 15-2-01630-2

**ORDER OF SALE**

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge or Commissioner of the above-entitled Court on the 11<sup>th</sup> day of April, 2016, and the Court having entered a Judgment and Decree of Foreclosure directing that the subject property be sold;

AND WHEREAS, the principal amount of the judgment is \$2,344.15, plus costs of \$1,305.26 and attorney's fees of \$1,500.00, for a total judgment of \$5,149.41, 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 April 11<sup>th</sup>, 2016 under Skagit County Auditor's File No. 201604110138

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,

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
1204 Cleveland Ave., Mt. Vernon, Wash. 98273  
(360) 848-0339 FAX (360) 336-3488  
cdsjostrom@comcast.net

**ORDER OF SALE**

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**DUPLICATE ORIGINAL**

11-9-01739-1

1 which is situate in Skagit County:

2 Lots 33, 34 and 35, Block H, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat  
3 recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

4 (P63269; P63270; P63271)

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

8 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that is deficiencies remain  
9 after application of the proceeds of such sale, execution shall be issued for such deficiencies  
10 against Defendant, and enforced against any other property of his not exempt from execution.

11 DATED MAY 16 2016

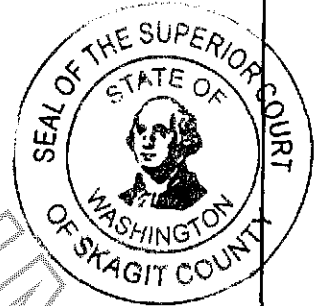
12  
13  
14 Witness the Hon. Michael Rickert,  
Judge of the Superior Court, and Seal Thereof,

15 MAY 16 2016  
(date)

16 MAVIS BETZ, County Clerk

17  
18 By: 

DEPUTY



**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21140  
1204 Cleveland Ave., Mt. Vernon, Wash. 98273  
(360) 848-0339 FAX (360) 336-3488  
cdsjostrom@comcast.net

ORDER OF SALE

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