



201612280068

Skagit County Auditor \$78.00
12/28/2016 Page 1 of 6 3:01PM

Return To:

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

Date: December 28, 2016

Skagit County Superior Court No.: 14-2-02180-4

Document Title:

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

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

1. Estate of Lloyd Trevor Holder
2. et al

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

1. Nationstar Mortgage LLC

Legal Description:

LOTS 3 AND 4, BLOCK 22, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH." AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT. STATE OF WASHINGTON.

Assessor's Parcel/Tax ID Number:

P71429 / 4076-022-004-0001

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

NATIONSTAR MORTGAGE LLC,
Plaintiff,

Cause No.: **14-2-02180-4**

vs.

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

**ESTATE OF LLOYD TREVOR HOLDER;
AUDREY GUZMAN; UNKNOWN HEIRS,
SPOUSE, LEGATEES, AND DEVISEES OF
THE ESTATE OF LLOYD TREVOR HOLDER;
DOES 1-10 INCLUSIVE; UNKNOWN
OCCUPANTS OF THE SUBJECT REAL
PROPERTY; PARTIES IN POSSESSION OF
THE SUBJECT REAL PROPERTY; PARTIES
CLAIMING A RIGHT TO POSSESSION OF
THE SUBJECT PROPERTY; AND ALSO, ALL
OTHER UNKNOWN PERSONS OR PARTIES
CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL ESTATE
DESCRIBED IN THE COMPLAINT HEREIN;**

Defendants.

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

Under and by virtue of an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 6th day of December 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 ESTATE OF LLOYD TREVOR HOLDER; In Rem, 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: P71429 / 4076-022-004-0001

LOTS 3 AND 4, BLOCK 22, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT. STATE OF WASHINGTON.

Also commonly known as 626 Avon Avenue, Burlington, WA 98233.

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

Will Reichardt, Sheriff

By:


Elizabeth A. Morgan, Civil Assistant

UNOFFICIAL

RECEIVED
16 DEC 19 AM 11:05
WILL REICHARDT, SHERIFF

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

NATIONSTAR MORTGAGE LLC,

Case No.: 14-2-02180-4

Plaintiff,

ORDER OF SALE FOR PROPERTY

ADDRESS:

vs.

626 Avon Avenue
Burlington, WA 98233

(Clerk's Action Required)

ESTATE OF LLOYD TREVOR HOLDER;
AUDREY GUZMAN; UNKNOWN HEIRS,
SPOUSE, LEGATEES, AND DEVISEES OF
THE ESTATE OF LLOYD TREVOR
HOLDER; DOES 1-10 INCLUSIVE;
UNKNOWN OCCUPANTS OF THE
SUBJECT REAL PROPERTY; PARTIES IN
POSSESSION OF THE SUBJECT REAL
PROPERTY; PARTIES CLAIMING A
RIGHT TO POSSESSION OF THE SUBJECT
PROPERTY; AND ALSO, ALL OTHER
UNKNOWN PERSONS OR PARTIES
CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL
ESTATE DESCRIBED IN THE COMPLAINT
HEREIN;

Defendants.

THE STATE OF WASHINGTON TO: Skagit County Sheriff

A default Judgment and decree of Foreclosure was entered and docketed in this case on 10/14/2016. The Judgment was entered in favor of the Judgment Creditor: NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Boulevard, Coppell, TX, 75019; against The Estate of

DOCUMENT

1 Lloyd Trevor Holder, *In Rem* (Judgment Debtor), with a money award in the amount of
2 \$114,308.62, plus post judgment interest at the rate of 5.0000% per annum from 10/14/2016 to
3 date of sale, with a per diem of \$15.65, and whereas said judgment is a foreclosure without
4 deficiency judgment, eight month redemption period.

5 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you
6 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
7 execution (subject to redemption of 8 months), all of the interest that the Defendant had on
8 September 3, 2010, the date of the Deed of Trust, and also the interest that the Defendant had
9 thereafter acquired, in the real property described as follows:

10 LOTS 3 AND 4, BLOCK 22, "AMENDED PLAT OF BURLINGTON, SKAGIT
11 COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS,
12 PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN
THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

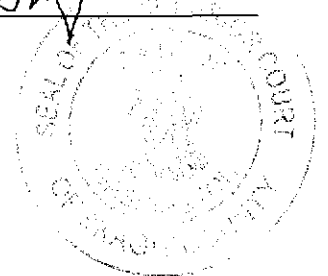
13 APN/Parcel # P71429 and commonly known as: 626 Avon Avenue, Burlington, WA 98233.

14 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
15 performing this Order of Sale. You are to make the return within 60 days after issuance by the
16 court. For purposes of sale, the Order may be automatically extended for 30 days.

1 WITNESS, the Honorable **DAVE NEEDY**, Judge of the Superior Court and seal of
2 said court, affixed this ___ day of DEC 6 2016 at Mount Vernon, Washington.

3 MAVIS E. BETZ
4 SKAGIT COUNTY CLERK
5 205 W. KINCAID, RM-103
6 MOUNT VERNON, WA 98273

7 Title
8 By: [Signature]
9 Deputy



10 Presented by:

11 Dated: November 28, 2016

12 McCarthy & Holthus, LLP

13 [Signature]
14 Wendy Walter, WSBA No. 33809
15 Christopher Luhrs, WSBA No. 43175
16 Joseph F. McCormick III, WSBA No. 48883
17 108 1st Avenue South, Ste. 300
18 Seattle, WA 98104
19 Attorneys for Plaintiff