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Skagit County Auditor

\$75.00

4/11/2017 Page

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3 11:33AM

Return Address:

McCarthy & Holthus, LLP
Attn: Christopher Luhrs, WSBA No. 43175
108 1st Avenue South, Ste. 300
Seattle, WA 98104

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in)	
1. Sheriff's Certificate of Sale of Real Property	2. _____
3. _____	4. _____
Reference Number(s) of Documents assigned or released:	
Additional reference #'s on page _____ of document.	
Grantor(s) (Last name, first name, initials)	
1. Will Reichardt, Sheriff of the County of Skagit in the State of Washington	, _____
2. _____	, _____
Additional names on page _____ of document.	
Grantee(s) (Last name first, then first name and initials)	
1. NationStar Mortgage LLC	, _____
2. _____	, _____
Additional names on page _____ of document	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)	
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.	
Additional legal is on page _____ of document	
Assessor's Property Tax Parcel/Account Number	
P71429	<input type="checkbox"/> Assessor Tax # not yet assigned
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

NATIONSTAR MORTGAGE LLC,
Plaintiff,

vs.

**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.

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

**SHERIFF'S CERTIFICATE OF SALE OF
REAL PROPERTY**

**DUPLICATE
ORIGINAL**

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a **DEFAULT JUDGMENT AND DECREE OF FORECLOSURE** entered in the Superior Court of said County and State on the 14th day of October 2016, in an action wherein **NATIONSTAR MORTGAGE LLC** is plaintiff and **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** are defendants.

Said order of sale having been duly certified and together with an Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$123,746.09 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 17th day of February 2017, at 10:30 A.M., at the steps of the Skagit County Courthouse, Third and Kincaid Streets, in Mount

Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit:

NATIONSTAR MORTGAGE LLC
C/O MCCARTHY & HOLTHUS LLP
108 1ST AVE S; STE 300
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$121,061.49 at said sale, for all of said real property situated in said County and State and described in said order as follows:

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.

And I do further certify that the said real property was sold in one lot and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in 8 months as provided by law.

Given under my hand this 21st day of March 2017.

WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON

By:


Elizabeth A. Morgan
Civil Assistant

I certify that I know or have satisfactory evidence that Elizabeth A. Morgan is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Will Reichardt, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 21st day of March 2017.


Julia Benson, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon.
My commission expires January 15, 2018.

