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Skagit County Auditor

\$78.00

4/21/2017 Page

1 of

6 10:37AM

**Return To:**

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

**Date:** April 21, 2017

**Skagit County Superior Court No:** 15-2-00903-9

**Document Title:**

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

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

1. UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF JERRY  
L. BANKS, DECEASED In Rem

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

1. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE  
COMPANY

**Legal Description:**

LOT 29, BLOCK O, CAPE HORN ON THE SKAGIT DIVISION NO. 2,  
ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS PAGES  
14 THROUGH 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

P63470 / 3869-015-029-0009

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

**NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY**

Plaintiff,

vs.

**UNKNOWN HEIRS, SPOUSE, LEGATEES,  
AND DEVISEES OF JERRY L. BANKS,  
DECEASED; ROBERT BANKS; KIM  
FIRESTONE; CAPE HORN MAINTENANCE  
COMPANY; SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT; UNKNOWN HEIRS,  
SPOUSE, LEGATEES, AND DEVISEES OF  
PATRICIA A. BANKS, DECEASED;  
OCCUPANTS OF THE SUBJECT REAL  
PROPERTY; 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.: **15-2-00903-9**

**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 an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 5th day of April 2017, 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 UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF JERRY L. BANKS, DECEASED 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: P63470 / 3869-015-029-0009

LOT 29, BLOCK O, CAPE HORN ON THE SKAGIT DIVISION NO. 2, ACCORDING TO THE  
PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

Also commonly known as 42042 Pine St, Concrete, WA 98237.

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

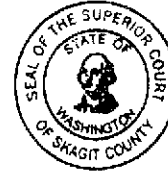
Will Reichardt, Sheriff

By:

  
Elizabeth A. Morgan, Civil Assistant

FILED

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 4/5/17



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

SKAGIT COUNTY, WASH  
FILED

APR - 5 2017

MAVIS E. BETZ, CO. CLERK  
Deputy

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

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY

Case No.: 15-2-00903-9

Plaintiff,

ORDER OF SALE FOR PROPERTY  
ADDRESS:  
42042 Pine Street  
Concrete, WA 98237

vs.

(Clerk's Action Required)

UNKNOWN HEIRS, SPOUSE, LEGATEES,  
AND DEVISEES OF JERRY L. BANKS,  
DECEASED; ROBERT BANKS; KIM  
FIRESTONE; CAPE HORN  
MAINTENANCE COMPANY; SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT; UNKNOWN HEIRS,  
SPOUSE, LEGATEES, AND DEVISEES OF  
PATRICIA A. BANKS, DECEASED;  
OCCUPANTS OF THE SUBJECT REAL  
PROPERTY; 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  
12/23/2016. The Judgment was entered in favor of the Judgment Creditor: NATIONSTAR

ORDER OF SALE - 1

MH FILE NO.: WA-15-668223-JUD

DUPLICATE ORIGINAL

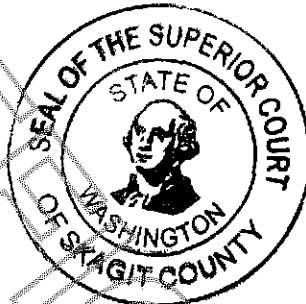


**COPY**

MCCARTHY & HOLTHUS LLP  
108 1ST AVENUE SOUTH, STE. 300  
SEATTLE, WA 98104  
PH: (206) 319-9100  
FAX: (206) 319-9100

17 APR 12 PM 9:08  
RECEIVED

1 WITNESS, the Honorable DAVE NEEDY, Judge of the Superior Court and seal of said  
2 court, affixed this \_\_\_ day of APR - 5, 2017 at \_\_\_\_\_, Washington.



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

Title

By:

Deputy

A handwritten signature in black ink, likely belonging to Mavis E. Betz, the Skagit County Clerk.

Presented by:

Dated: March 31, 2017

McCarthy & Holthus, LLP

Wendy Walter WSBA No. 33809  
✓ Christopher Luhrs WSBA No. 43175  
Joseph McCormick WSBA No. 48883  
David Swartley WSBA No. 51732  
108 1st Avenue South, Ste. 300  
Seattle, WA 98104  
Attorneys for Plaintiff

1 MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters  
2 Blvd., Coppell, TX, 75019; against Unknown Heirs, Spouse, Legatees, and Devisees of Jerry L.  
3 Banks, Deceased *In Rem* (Judgment Debtor), with a money award in the amount of \$82,381.68,  
4 plus post judgment interest at the rate of 2.03% per annum from 12/23/2016 to date of sale, with  
5 a per diem of \$4.58, and whereas said judgment is a foreclosure without deficiency judgment,  
6 eight month redemption period.

7 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON**, you  
8 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on  
9 execution (subject to redemption of 8 months), all of the interest that the Defendant had on  
10 September 22, 2005, the date of the Deed of Trust, and also the interest that the Defendant had  
11 thereafter acquired, in the real property described as follows:

12 LOT 29, BLOCK O, CAPE HORN ON THE SKAGIT DIVISION NO.2,  
13 ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS,  
14 PAGES 14 THROUGH 19, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

15 APN/Parcel No. P63470 and commonly known as: 42042 Pine Street, Concrete, WA 98237.

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