



201704210072

Skagit County Auditor

\$75.00

4/21/2017 Page

1 of

3 12:34PM

Return Address:

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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 must be filled in)

1. Sheriff's Certificate of Sale
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Will Reichardt, Skagit County Sheriff
- 2.

Additional names on page _____ of document

Grantee(s) Exactly as name(s) appear on document

1. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE
2. COMPANY, a limited liability company

Additional names on page 1 of document.**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Please see following page

Lot 11 Eagle Valley PUD

Additional legal is on page 2 of document.**Assessor's Property Tax Parcel/Account Number**

assigned

P106902

P106902

☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

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 CERTIFICATE OF SALE OF
REAL PROPERTY**

ORIGINAL

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Order of Default and Entry of Default Judgment Against Defendants entered in the Superior Court of said County and State on the 24th day of November 2015, in an action wherein NATIONSTAR MORTGAGE LLC dba CHAMPION MORTGAGE COMPANY, a limited liability company is plaintiff and 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 are defendants.

Said order of sale having been duly certified and together with a Writ of Execution 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 \$274,509.22 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 17th day of June 2016, 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
C/O ZIEVE, BRODNAX & STEELE, LLP**

6100 219TH ST, STE 480
MOUNTLAKE TERRACE, WA 98043

Who made the highest and best bid therefore of \$178,000.00 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: 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.

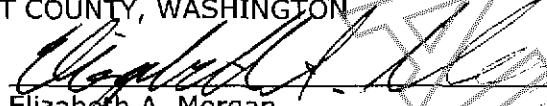
Also commonly known as 5237 Talon Court, Sedro-Woolley, WA 98284.

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 20th day of June 2016.

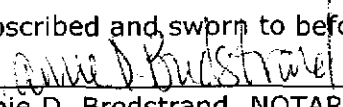
WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON

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 20th day of June 2016.


Jamie D. Bredstrand, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 2, 2018.

