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Skagit County Auditor

7/17/2017 Page

1 of

\$78.00

6 11:37AM

Return To:

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

Date: July 17, 2017

Skagit County Superior Court No: 14-2-01253-8

Document Title:

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

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

1. The Estate of Tom Silander aka Tom Arthur Silander, Deceased (In Rem)

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

1. Nationstar Mortgage LLC

Legal Description:

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-050, APPROVED SEPTEMBER 19, 1991 AND RECORDED FEBRUARY 12, 1992, UNDER AUDITOR'S FILE NO. 9202120041 IN VOLUME 10 OF SHORT PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITES OVER AND ACROSS THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT RUNNING THROUGH LOT 2 OF SHORT PLAT NO. 94-80 AND AS FURTHER DELINEATED ON THE FACE OF SHORT PLAT NO. 91-050.

Assessor's Parcel/Tax ID Number:

P19945 / 340205-0-014-0015

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

NATIONSTAR MORTGAGE LLC,
Plaintiff,

vs.

THE ESTATE OF TOM SILANDER, AKA TOM ARTHUR SILANDER, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF TOM SILANDER, AKA TOM ARTHUR SILANDER, DECEASED; JANE DOE SILANDER, WIFE OF TOM SILANDER, AKA TOM ARTHUR SILANDER, DECEASED; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED,

Defendants.

Cause No.: **14-2-01253-8**

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 an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 26th day of June 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 defendant The Estate of Tom Silander aka Tom Arthur Silander, 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: P19945 / 340205-0-014-0015

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-050, APPROVED SEPTEMBER 19, 1991 AND RECORDED FEBRUARY 12, 1992, UNDER AUDITOR'S FILE NO. 9202120041 IN VOLUME 10 OF SHORT PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT RUNNING THROUGH LOT 2 OF SHORT PLAT NO. 94-80 AND AS FURTHER DELINEATED ON THE FACE OF SHORT PLAT NO. 91-050.

Also commonly known as 7166 San Juan Hill Ln, Anacortes, WA 98221.

Given under my hand this 17th day of July 2017.

Will Reichardt, Sheriff

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

RECEIVED
17 JUL 10 AM 10:29
WILL REICHARDT, SHERIFF

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2
3
4
5 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
6 IN AND FOR SKAGIT COUNTY

7 NATIONSTAR MORTGAGE LLC,

8 Plaintiff,

Case No. 14-2-01253-8

9 vs.

ORDER OF SALE

10 THE ESTATE OF TOM SILANDER, AKA
11 TOM ARTHUR SILANDER, DECEASED; THE
12 UNKNOWN HEIRS AND DEVISEES OF TOM
13 SILANDER, AKA TOM ARTHUR SILANDER,
14 DECEASED; JANE DOE SILANDER, WIFE OF
15 TOM SILANDER, AKA TOM ARTHUR
16 SILANDER, DECEASED; JOHN AND JANE
DOES, I THROUGH V, OCCUPANTS OF THE
SUBJECT REAL PROPERTY, AND ALSO ALL
OTHER PERSONS OR PARTIES UNKNOWN,
CLAIMING ANY RIGHT, TITLE, INTEREST,
LIEN OR ESTATE IN THE PROPERTY
HEREIN DESCRIBED,

17 Defendants.

18 THE STATE OF WASHINGTON, to the Skagit County Sheriff:

19 WHEREAS, in the above-entitled Court, on April 19, 2017, U.S. Bank Trust, N.A.,
20 as Trustee for LSF9 Master Participation Trust, its successors in interest and/or assigns,
21 recovered a Judgment against Defendant, The Estate of Tom Silander aka Tom Arthur
22 Silander, Deceased (In Rem), and against the real property in the amount of \$349,214.46,
23

24
25 ORDER OF SALE - 1

WEINSTEIN & RILEY, P.S.

2001 Western Avenue, Suite 400
Seattle, Washington 98121
Telephone: (206) 269-3490
Facsimile: (206) 269-3493

ORIGINAL

1 plus interest at the rate of 4.625% per annum from April 19, 2017; which said Judgment is
2 entered in Execution Docket of the Superior Court as Judgment Number 17-9-01878-1 and
3 which there is now due and owing \$349,214.46, not including post Judgment interest; and
4 whereas the said Judgment is a foreclosure with a zero (0) month redemption period,
5 against the Defendants herein of a Deed of Trust on the following described property,
6 situated in Skagit County, State of Washington, to-wit:

7 THE STATE OF WASHINGTON, to the Sheriff of Skagit County:

8 TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-050, APPROVED
9 SEPTEMBER 19, 1991 AND RECORDED FEBRUARY 12, 1992, UNDER
10 AUDITOR'S FILE NO. 9202129041 IN VOLUME 10 OF SHORT PLATS, PAGE
11 55, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF
12 THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2
13 EAST, W.M.,

14 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS
15 AND UTILITES OVER AND ACROSS THAT CERTAIN 20 FOOT WIDE
16 ACCESS EASEMENT RUNNING THROUGH LOT 2 OF SHORT PLAT NO. 94-
17 80 AND AS FURTHER DELINEATED ON THE FACE OF SHORT PLAT NO.
18 91-050.

19 Tax Account No.: 340205-0-014-0015

20 Commonly known as: 7166 San Juan Hill Ln, Anacortes, WA 98221

21 THEREFORE, in the name of the State of Washington, you are hereby commanded
22 to proceed to seize and sell forthwith, and without appraisal, the above-described
23 property, in the manner provided by law; or so much thereof as may be necessary to satisfy
24 the Judgment, interest and costs, and any advances that U.S. Bank Trust, N.A., as Trustee
25 for LSF9 Master Participation Trust, its successors in interest and/or assigns, may be
required after the entry of Judgment to make for the payment of taxes, assessments, other

ORDER OF SALE - 2

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Seattle, Washington 98121
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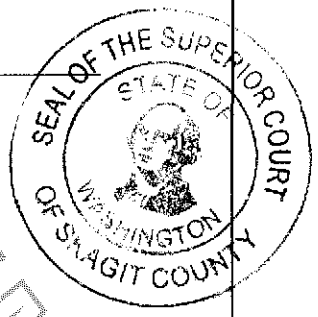
1 items constituting liens on the property, insurance, and/or repairs for the protection or
2 preservation of the property; and if you fail to find said property and if the Judgment
3 herein provides for deficiency and the proceeds of such sale be insufficient to satisfy said
4 Judgment, costs and any accrued and increased costs, you are directed to take the money
5 or any balance thereof remaining unpaid, out of any property of Defendant, The Estate of
6 Tom Silander aka Tom Arthur Silander, Deceased (In Rem), individually and as a marital
7 community not exempt from execution.

8
9 HEREIN FAIL NOT, but make return hereof within sixty days, showing how you
10 have executed the same.

11 Witness, the Honorable **DAVE NEEDY**, Judge of the Superior Court and the seal
12 of said Court, affixed this ___ day of **JUN 26 2017**, 2017, at **OUNT VERNON, WA 98273**,
13 Washington.

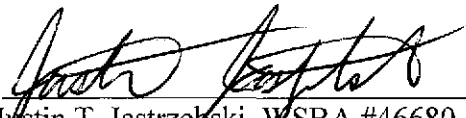
14 Superior Court Clerk **MAVIS E. BETZ**

15
16 By: 
Deputy Clerk



17 I STIPULATE TO A 30-DAY OR LESS
18 EXTENSION OF THIS ORDER FOR
19 PURPOSES OF SALE PURSUANT TO
RCW 6.21.050.

20 WEINSTEIN & RILEY, P.S.

21
22 By: 
Justin T. Jastrzebski, WSBA #46680
23 Attorneys for Plaintiff