



201708010010

Skagit County Auditor

\$76.00

8/1/2017 Page

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3 8:51AM

**Return Address:**

McCarthy & Holthus, LLP  
Attn: Matthew Stamper, WSBA No. 46685  
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 **must** be filled in)

Sheriff's Certificate of Sale of Real

1. 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)

Will Reichardt, Sheriff of the County of

1. Skagit in the State of Washington, \_\_\_\_\_

2. \_\_\_\_\_, \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)

NATIONSTAR MORTGAGE LLC D/B/A

1. CHAMPION MORTGAGE COMPANY, \_\_\_\_\_

2. \_\_\_\_\_, \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

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.

Additional legal is on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel/Account Number**

P63470

☐ 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 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 CERTIFICATE OF SALE OF  
REAL PROPERTY**

**ORIGINAL**

Parcel Number: **P63470**

**Partial Legal Description: (TITLE  
ELIMINATION) INCLUDING  
MANUFACTURED HOME 1999  
LIBERTY RIDGEWOOD 60X14 SERIAL  
NUMBER 09L33394 CAPE HORN ON  
THE SKAGIT SUBDIVISION 2 BLOCK  
0 LOT 29**

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 23rd day of December 2016, in an action wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is plaintiff and 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 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 \$86,866.79 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 16th day of June 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 D/B/A CHAMPION MORTGAGE COMPANY  
c/o MCCARTHY & HOLTHUS  
108 1ST AVE S; #300  
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$75,000.00 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: 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.

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 16th day of June 2017.

WILL REICHARDT, SHERIFF  
SKAGIT COUNTY, WASHINGTON

By:

Carolyn K. Vandenheuvel  
Carolyn K. Vandenheuvel  
Civil Assistant

I certify that I know or have satisfactory evidence that Carolyn K. Vandenheuvel 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 16th day of June 2017.

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

