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08/29/2018 03:21 PM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

Return To:

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

Date: August 29, 2018

Skagit County Superior Court No: 15-2-01330-3

Document Title:

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

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

1. BOYD, JAMES C.
2. UNKNOWN HEIRS OF BOYD, JAMES C.
3. BOYD, JAMES
4. BOYD, GREGORY
5. MCKINLEY, DIANE

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

1. CIT BANK, N.A.

Legal Description:

Lot 21, "Presentin Creek Wilderness Div. No. 2," according to the plat thereof, recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington. Situate in Skagit County, Washington

Assessor's Parcel/Tax ID Number:

P68131 / 3969-000-021-0008

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

CIT BANK, N.A.,

Plaintiff,

vs.

ESTATE OF JAMES C. BOYD; UNKNOWN HEIRS OF JAMES C. BOYD, heirs; JAMES BOYD, heir; DIANE MCKINLEY, heir; GREGORY BOYD, heir; and all other persons, parties or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property,

Defendants.

Cause No.: **15-2-01330-3**

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 8th day of August 2018, 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 ESTATE OF JAMES C. BOYD; UNKNOWN HEIRS OF JAMES C. BOYD, heirs; JAMES BOYD, heir; DIANE MCKINLEY, heir; GREGORY BOYD, heir; and all other persons, parties or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, in said Order of Sale named, in and to the real estate, situated in Skagit County, State of Washington, bounded and described as follows, to-wit:

Assessor's Parcel/Tax ID Number: P68131 / 3969-000-021-0008

Lot 21, "Pressentin Creek Wilderness Div. No. 2," according to the plat thereof, recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington. Situate in Skagit County, Washington.

Also commonly known as 9120 East Pressentin Drive, Concrete, WA 98237.

Given under my hand this 29th day of August 2018.

Will Reichardt, Sheriff

By: Melinda Larsen

Melinda Larsen, Civil Assistant

RECEIVED
2018 AUG 27 AM 7:45
WILL REICHARDT, SHERIFF

ORIGINAL

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

CIT BANK, N.A.,

Plaintiff,

vs.

ESTATE OF JAMES C. BOYD;
UNKNOWN HEIRS OF JAMES C. BOYD,
heirs; AMES BOYD, heir; DIANE
MCKINLEY, heir; GREGORY BOYD, heir;
and all other persons, parties or occupants
unknown claiming any legal or equitable
right, title, estate, lien, or interest in the real
property described in the complaint herein,
adverse to Plaintiff's title, or any cloud on
Plaintiff's title to the Property,

Defendants.

Case No. 15-2-01330-3

ORDER OF SALE

This order may be extended up to 30
days for purposes of the sale


Nathan F. Smith, WSB# 43160

 ORIGINAL

1 **THE STATE OF WASHINGTON TO THE SHERIFF OF SKAGIT COUNTY**

2 **GREETINGS:**

3 WHEREAS, in the above-entitled court, Plaintiff, secured a judgment and
4 decree of foreclosure ("Judgment") against Defendants ESTATE OF JAMES C. BOYD,
5 UNKNOWN HEIRS OF JAMES C. BOYD, JAMES BOYD, DIANE MCKINLEY, and
6 GREGORY BOYD, in the amount of \$177,670.28 together with interest at a variable
7 rate per annum, \$10.10 per diem from JANUARY 6, 2017, the day after interest good
8 through on the Judgment, to MAY 2, 2017, the date of Judgment entry, in the amount of
9 \$1,171.60;

10 WHEREAS, post-judgment interest is accruing on \$178,841.88 from MAY 3,
11 2017, until the date of sale at 12% per annum, \$58.79 per diem;

12 WHEREAS, the Judgment is a foreclosure against parties of a deed of trust
13 mortgage on the real property ("Property") at 9120 East Pressentin Drive, Concrete, WA
14 98237 and described in Exhibit "1" attached hereto;

15 WHEREAS, on MAY 2, 2017, the Court ordered that all of the Property be
16 sold and the proceeds applied to the payment of principal, interest, attorney's fees, costs
17 and disbursements and other recovery amounts with interest to date of the sale of the
18 property.

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1 NOW, THEREFORE, in the name of the STATE OF WASHINGTON you are
2 hereby commanded to proceed to seize and sell forthwith and without appraisalment, the
3 Property, in the manner provided by law, or so much thereof as may be necessary to
4 satisfy the judgment amount plus interest to the date of sale. The redemption period is 8
5 MONTHS. The Sheriff's notice of sale shall be published in a publication of general
6 circulation.

7
8 DATED this **AUG - 8 2018**
~~day of July, 2018.~~

9
10 **BRIAN L. STILES**
JUDGE of the said Court, and the seal thereof on

11 **MAVIS E. BETZ**
12 COURT CLERK

13 By Kathu Young
14 Deputy Clerk

15 N/A
16 Judgment Number



17 Presented by:

18 Nathan P. Smith
19 Nathan P. Smith, WSBA #43160
20 Attorney for Plaintiff
21 MALCOLM ♦ CISNEROS, A Law Corporation
22 2112 Business Center Drive, Second Floor
23 Irvine, California 92612
24 Phone: (949) 252-9400
25 Fax: (949) 252-1032
26 Email: nathan@mclaw.org

EXHIBIT 1

LEGAL DESCRIPTION

For APN/Parcel ID(s): P68131 / 3969-000-021-0008

Lot 21, "Presentin Creek Wilderness Div. No. 2," according to the plat thereof, recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington.
Situate in Skagit County, Washington