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11/20/2018 11:03 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Return To:

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

Date: November 20, 2018

Skagit County Superior Court No: 18-2-00805-29

Document Title:

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

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

1. CALAVAN, KELLY O.
2. CALAVAN, SHANNON M.
3. ET AL

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

1. THE CITY OF SEDRO-WOOLLEY, a Washington Municipal Corporation

Assessor's Parcel/Tax ID Number:

P83791 / 4525-000-007-0001

Legal Description:

Lots 6 and 7, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per plat recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington, EXCEPT the East 20 feet of said Lot 7.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the East 20 feet of Lot 7, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per Plat recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT,
STATE OF WASHINGTON.

(4525-000-007-0001/ P83791)

UNOFFICIAL DOCUMENT

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

CITY OF SEDRO-WOOLLEY, a Washington municipal corporation,

Plaintiff,

vs.

KELLY O. CALAVAN and SHANNON M. CALAVAN, husband and wife, and the marital community composed thereof; KRISTI COY; ALL CITY FENCE COMPANY, INC., PROFIT SHARING TRUST; DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY, ABS CAPITAL I INC., TRUST 2006-WMC2

Defendants.

Cause No.: **18-2-00805-29**

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 Amended Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 15th day of November 2018, by the Clerk thereof, a true copy of said Amended 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 KELLY O. CALAVAN and SHANNON M. CALAVAN, husband and wife, and the marital community composed thereof; KRISTI COY; ALL CITY FENCE COMPANY, INC., PROFIT SHARING TRUST; DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY, ABS CAPITAL I INC., TRUST 2006-WMC2, in said writ of execution 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: P83791 / 4525-000-007-0001

Lots 6 and 7, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per plat recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington, EXCEPT the East 20 feet of said Lot 7.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the East 20 feet of Lot 7, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per Plat recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.
(4525-000-007-0001/ P83791)

Also commonly known as 1116 State Street, Sedro-Woolley, WA 98284.

Given under my hand this 20th day of November 2018.

Will Reichardt, Sheriff

By: Melinda Larsen
Melinda Larsen, Civil Assistant

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2018 NOV 20 AM 10:38
WILL REICHARDT, SHERIFF

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SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CITY OF SEDRO-WOOLLEY, a Washington
municipal corporation,

Plaintiff,

vs.

KELLY O. CALAVAN and SHANNON M.
CALAVAN, husband and wife, and the
marital community composed thereof;
KRISTI COY; ALL CITY FENCE
COMPANY, INC., PROFIT SHARING
TRUST; DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE FOR
MORGAN STANLEY, ABS CAPITAL I
INC., TRUST 2006-WMC2,

Defendants.

Case No.: 18-2-00805-29

AMENDED ORDER OF SALE

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge of the above-entitled
Court on the 12th day of October, 2018, and the Court having entered an Order of Default
Judgment and Decree of Foreclosure directing that the subject property be sold;

AND WHEREAS, the principal amount of the judgment is \$7,744.17, plus late charges
of \$527.07, plus interest of \$316.82 as of July 1, 2018, plus attorney's fees of \$4,192.50, plus
costs of \$2,289.04, for a total judgment of \$15,069.60; as well as interest on the principal

ORDER OF SALE - 1

ORIGINAL
Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

1 judgment amount, costs, and attorney's fees accruing at the rate of 12% per annum from the date
2 of judgment;

3 AND WHEREAS, no payments have been received by Plaintiff following the date
4 judgment was entered;

5 AND WHEREAS, the said judgment was recorded on October 12, 2018, under Skagit
6 County Auditor's File No. 201810120053;

7 **Now, therefore,**

8 IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County,
9 Washington, shall sell, in the manner provided by law, the following described real property,
10 which is situate in Skagit County:

11 Lots 6 and 7, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per plat
12 recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington,
EXCEPT the East 20 feet of said Lot 7.

13 TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over,
14 across and under the East 20 feet of Lot 7, "PLAT OF BINGHAM PLACE SECOND
15 ADDITION", as per Plat recorded in Volume 14 of Plats, page 103, records of Skagit
County, Washington.

16 SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE
17 OF WASHINGTON.

18 (4525-000-007-0001/ P83791)

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from the
20 said property be applied to the payment of the judgment, which includes principal, late charges,
21 interest as of July 1, 2018, attorney's fees, costs, other recovery amounts, interest on the judgment
22 from October 12 forward, as well as additional amounts due and owing for monthly utility
23 services with associated late fees and interest, and increased costs and attorney's fees; and,

24 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if deficiencies remain
25 after application of the proceeds of such sale, execution shall be issued for such deficiencies

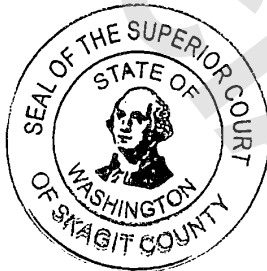
ORDER OF SALE - 2

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

1 against Defendants, KELLY O. CALAVAN and SHANNON M. CALAVAN, husband and wife,
2 individually, and the marital community of them composed, and enforced against any other
3 property of theirs not exempt from execution; and,

4 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if it is not possible for
5 the Sheriff to return on the execution of this Order of Sale within sixty (60) days of the date
6 hereof, that return on the execution of this Order of Sale shall be automatically extended for thirty
7 (30) days.

8
9 Witness the Honorable BRIAN L. STILES
10 Judge of the Superior Court, and Seal Thereof,
11 November ~~14~~ **NOV 15 2018** 2018



12 MAVIS BETZ
13 Skagit County Superior Court Clerk

14 By: 
15 DEPUTY