



**201905020035**

05/02/2019 11:10 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Return To:

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

Date: May 2, 2019

Skagit County Superior Court No: 17-2-01704-29

Document Title:

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

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

1. Estate of Shadow Heller
2. Unknown Heirs and Devisees of Shadow Heller
3. Washington State Housing Finance Commission
4. In Rem

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

1. Alabama Housing Finance Authority

Legal Description:

TRACT 5, BUTLER ADDITION TO SEDRO WOOLLEY, ACCORDING TO  
THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 100.  
RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT  
COUNTY, WASHINGTON.

Assessor's Parcel/Tax ID Number:

P76315 / 4153-000-005-0002

**SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**

**ALABAMA HOUSING FINANCE AUTHORITY,**

Plaintiff,

vs.

**THE ESTATE OF SHADOW HELLER;  
UNKNOWN HEIRS AND DEVISEES OF  
SHADOW HELLER; WASHINGTON STATE  
HOUSING FINANCE COMMISSION;  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN OR  
INTEREST IN THE PROPERTY DESCRIBED  
IN THE COMPLAINT HEREIN,**

Defendants.

Cause No.: **17-2-01704-29**

**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 an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 5th day of April 2019, 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 THE ESTATE OF SHADOW HELLER; UNKNOWN HEIRS AND DEVISEES OF SHADOW HELLER; WASHINGTON STATE HOUSING FINANCE COMMISSION; PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, 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: P76315 / 4153-000-005-0002

TRACT 5, BUTLER ADDITION TO SEDRO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 100. RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1318 Railroad Ave, Sedro Woolley, WA 98284.

Given under my hand this 2nd day of May 2019.

Don McDermott, Sheriff

By: Melinda Larsen  
Melinda Larsen, Civil Assistant

RECEIVED  
2019 MAY -1 AM 11:37  
MONTGOMERY COUNTY CLERK

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

ALABAMA HOUSING FINANCE  
AUTHORITY,

Plaintiff,

vs.

THE ESTATE OF SHADOW HELLER;  
UNKNOWN HEIRS AND DEVISEES OF  
SHADOW HELLER; WASHINGTON  
STATE HOUSING FINANCE  
COMMISSION; PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,

Defendants.

Case No.: 17-2-01704-29

ORDER OF SALE FOR PROPERTY  
ADDRESS:  
1318 Railroad Ave  
Sedro Woolley, WA 98284

(Clerk's Action Required)

**THE STATE OF WASHINGTON TO: Skagit County Sheriff**

A Judgment of Foreclosure was entered and docketed in this case on 3/1/2019. The Judgment was entered in favor of the Judgment Creditor: ALABAMA HOUSING FINANCE AUTHORITY, 7460 Halcyon Pointe Drive, Suite 200, Montgomery, AL, 36117; against THE ESTATE OF SHADOW HELLER; UNKNOWN HEIRS AND DEVISEES OF SHADOW HELLER *in rem*, with a money award in the amount of \$203,207.85, plus post judgment interest at the rate of 4.5000% per annum from 3/1/2019 to date of sale, with a per diem of \$25.05, and

ORDER OF SALE - 1  
MH FILE NO.: WA-18-827972-JUD

**ORIGINAL**

MCCARTHY & HOLTHUS LLP  
108 1ST AVENUE SOUTH, STE. 300  
SEATTLE, WA 98104  
PH: (206) 596-4856  
FX: (206) 274-4002

1 whereas said judgment is a foreclosure without deficiency judgment, eight month redemption  
2 period.

3 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you  
4 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on  
5 execution (subject to redemption of 8 months), all of the interest that the Defendant had on  
6 October 28, 2015, the date of the Deed of Trust, and also the interest that the Defendant had  
7 thereafter acquired, in the real property described as follows:

8 TRACT 5, BUTLER ADDITION TO SEDRO WOOLLEY, ACCORDING TO THE  
9 PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 100. RECORDS OF  
10 SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY,  
11 WASHINGTON

12 APN/Parcel No. P76315/ 4153-000-005-0002 and commonly known as: 1318 Railroad  
13 Ave, Sedro Woolley, WA 98284.

14 Sale of the property is to satisfy the sum listed above, plus the costs incurred in  
15 performing this Order of Sale. You are to make the return within 60 days after issuance by the  
16 court. For purposes of sale, the Order may be automatically extended for 30 days.  
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1 WITNESS, the Honorable BRIAN L. STILE, Judge of the Superior Court  
2 and seal of said court, affixed this APR - 5 2019, at \_\_\_\_\_,  
3 Washington.

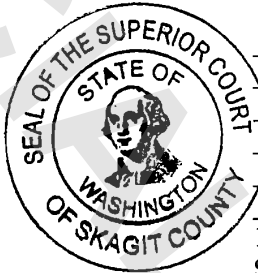
MELISSA BEATON  
SKAGIT COUNTY CLERK  
205 W. KINCAID RM 103  
MOUNT VERNON, WA 98273

Title \_\_\_\_\_  
By: [Signature]  
Deputy

8 Presented by:

9 Dated: April 2, 2019

McCarthy & Holthus, LLP



[Signature]  
Wendy Walter WSBA No. 33809  
Judson Taylor WSBA No. 46127  
Grace Chu WSBA No. 51256  
Warren Lance WSBA No. 51586  
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