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05/28/2021 09:21 AM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

Return To:

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

Date: May 26, 2021

Skagit County Superior Court No: 19-2-01159-29

Document Title:

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

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

1. NESTOR, JOHN

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

1. CAPE HORN MAINTENANCE CO., a Washington nonprofit corporation

Legal Description:

Lots 33, 34 and 35, Block H, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

Assessor's Parcel/Tax ID Number:

P63269 / 3869-008-033-0008
P63270 / 3869-008-034-0007
P63271 / 3869-008-035-0006

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation,**

Plaintiff,

vs.

**JOHN NESTOR, as his separate property if
married,**

Defendant.

Cause No.: **19-2-01159-29****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 20th day of May 2021, 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 JOHN NESTOR, as his separate property if married, 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: P63269 / 3869-008-033-0008
P63270 / 3869-008-034-0007
P63271 / 3869-008-035-0006

Lots 33, 34 and 35, Block H, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

Also commonly known as 41956 N Shore Lane, Concrete, WA 98237.

Given under my hand this 26th day of May 2021.

Don McDermott, Sheriff

By: 

Melinda Larsen, Civil Assistant

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5/20/21



MELISSA BEATON, County Clerk

Deputy Clerk

SKAGIT COUNTY, WASH

FILED

MAY 20 2021

2021 MAY 25 AM 10:00

MELISSA BEATON, CO. CLERK

Deputy

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

JOHN NESTOR, as his separate property
if married

Defendant

No 19-2-01159-29

ORDER OF SALE

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge or Commissioner of the above-entitled Court on the 18th day of December, 2020, and the Court having entered a Judgment and Decree of Foreclosure directing that the subject property be sold;

AND WHEREAS, the principal amount of the judgment is \$14,938.56, plus costs of \$1,571.00 and attorney's fees of \$2,500.00, for a total judgment of \$19,009.56, with interest on such amounts accruing at the rate of 12% per annum from the date of judgment;

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

AND WHEREAS, the said judgment was recorded on January 8th, 2021 under Skagit County Auditor's File No. 202101080117;

Now, therefore,

IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County, Washington, shall sell, in the manner provided by law, the following described real property,

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

cdsjostrom@comcast.net

ORDER OF SALE

C:\S.L.O\HOA's\active\Cape Horn\Nestor #2\pleadings\order of sale.wpd

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1 which is situate in Skagit County:

2 Lots 33, 34 and 35, Block H, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat
3 recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

4 (P63269; P63270; P63271)

5 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from the
6 said property be applied to the payment of the judgment, accrued interest, attorney's fees, costs,
7 and increased costs, attorney's fees and interest; and,

8 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff has waived
9 any deficiency judgment.

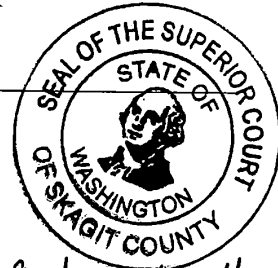
10 DATED MAY 20 2021

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12
13 Witness the Hon. Brian Stiles,
14 Judge of the Superior Court, and Seal Thereof,
15 MAY 20 2021 LAURA M RIQUELME
16 (date)

17 MELISSA BEATON, County Clerk

18 By: [Signature]

19 DEPUTY



20 For purposes of Sale, the Order may be automatically
21 extended for 30 days.

22 X [Signature]

23
24 Craig Sjostrom, Attorney for Plaintiff

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CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

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