



200812050049

Skagit County Auditor

12/5/2008 Page

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7 10:52AM

**Return To:**

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

**Date:** December 5, 2008

**Skagit County Superior Court No:** 08-2-00760-2

**Document Title:**

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

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

1. Davenport, Charles J.
2. Davenport, Jane Doe

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

1. Cascade River Community Club, Inc.

**Legal Description:**

Lot 154, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive, records of Skagit County, Washington.

**Assessor's Parcel/Tax ID Number:**

P63704 / 3871-000-154-0004

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

**CASCADE RIVER COMMUNITY CLUB, Inc., a  
Washington nonprofit corporation**

Plaintiff,

vs.

**CHARLES J. DAVENPORT & JANE DOE  
DAVENPORT, h/w; GENE R. FAZIO & JANE  
DOE FAZIO, h/w; CHICAGO TITLE INS. CO.;  
GLORIA HANEY & JOHN DOE HANEY, h/w;  
CASCADE RIVER DEVELOPMENT CO., a  
Washington Corporation; WAYNE KEETON  
& LINDSAY KEETON, h/w; STEPHEN O.  
LOCKWOOD & JANE DOE LOCKWOOD, h/w,**

Defendants.

Cause No.: **08-2-00760-2**

**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 a Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 21st day of November 2008, 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 CHARLES J. DAVENPORT & JANE DOE DAVENPORT, 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: P63704 / 3871-000-154-0004

Lot 154, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive, records of Skagit County, Washington.

Also commonly known as 64368 Cascade River Road, Marblemount, WA 98267.

Given under my hand this 5th day of December 2008.

Rick Grimstead, Sheriff

By: *Carolyn K. Vandenheuvel*  
Carolyn Vandenheuvel, Civil Assistant

CP08-1058 - Davenport - Notice of Execution.doc



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03/07/08 11:03:50  
ASK ENTITLEMENT SYSTEM

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

CASCADE RIVER COMMUNITY CLUB, Inc., a Washington nonprofit corporation

Plaintiff

vs.

CHARLES J. DAVENPORT, *et al.*

Defendants

Nº 08-2-00760-2

ORDER OF SALE  
(Defendants Davenport)

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 11<sup>th</sup> day of September, 2008, 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 \$4,962.12, plus costs of \$184.00 and attorney's fees of \$350.00, for a total judgment of \$5,496.12, 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 November 13<sup>th</sup>, 2008 under Skagit County Auditor's File No. 200811130031;

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, which is situate in Skagit County:

CRAIG D. SIESTROM



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Skagit County Auditor

ORDER OF SALE (DAVENPORT)

C:\S.L.O\HOA's\active\Cascade River Park\Davenport, et al.\pleadings\Davenport order of sale.wpd Page 1 of 2

1 Lot 154, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59  
2 inclusive, records of Skagit County, Washington.  
3 (63704)

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

7 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that is deficiencies remain  
8 after application of the proceeds of such sale, execution shall be issued for such deficiencies  
9 against Defendants Charles J. Davenport & Jane Doe Davenport, and enforced against any other  
10 property of theirs not exempt from execution.

11 DATED 11-21-08

12  
13 Witness the Hon. John M. Meyer,  
14 Judge of the Superior Court, and Seal Thereof,  
15 9-11-08  
16 (date)

17 NANCY SCOTT, County Clerk

18 ELIZABETH R. MURPHY

19 By: \_\_\_\_\_  
20 DEPUTY

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CRAIG D. SJOSTROM



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CERTIFIED COPY

SKAGIT COUNTY, WASH  
**FILED**

**ORIGINAL**

SEP 11 2008

NANCY K. SCOTT, CO. CLERK  
Deputy

STATE-1  
RICK GARDNER, CLERK

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

CASCADE RIVER COMMUNITY CLUB, Inc., a Washington nonprofit corporation

Plaintiff

N<sup>o</sup> 08-2-00760-2

DEFAULT JUDGMENT & DECREE OF FORECLOSURE AGAINST DEFENDANTS DAVENPORT

vs.

CHARLES J. DAVENPORT & JANE DOE DAVENPORT, h/w; GENE R. FAZIO & JANE DOE FAZIO, h/w; CHICAGO TITLE INS. Co.; GLORIA HANEY & JOHN DOE HANEY, h/w; CASCADE RIVER DEVELOPMENT Co., a Washington corporation; WAYNE KEETON & LINDSAY KEETON, h/w; STEPHEN O. LOCKWOOD & JANE DOE LOCKWOOD, h/w

Defendants

**I. JUDGMENT SUMMARY**

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Charles J. Davenport & Jane Doe Davenport
Principal Judgment Amount:	\$4,962.12
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$184.00
Attorney's Fees:	\$350.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

**II. JUDGMENT**

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against defendants; now, therefore, judgment is hereby entered against defendants Charles J. Davenport and Jane Doe Davenport, and in favor of

DEFAULT JUDGMENT & DECREE OF FORECLOSURE (DAVENPORT)

**ORIGINAL**

**CRAIG D. SJOSTROM**  
Attorney at Law WSBA #21149  
411 Main St., Mt. Vernon, Wash. 98273

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1 plaintiff, as follows:

2 2.1 Judgment shall be entered in favor of plaintiff and against defendants in the principal  
3 amount of \$4,962.12.

4 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$184.00, and a  
5 reasonable attorney's fee of \$350.

6 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

7 **III. DECREE OF FORECLOSURE**

8 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,  
9 superior to any right, title, claim, lien or interest on the part of the Defendant or persons  
10 claiming by, through or under the Defendant:

11 Lot 154, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats,  
12 pages 55-59 inclusive, records of Skagit County, Washington.  
13 (63704)

14 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in  
15 one or more parcels in accordance with and in the manner provided by law.

16 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale  
17 be applied first toward the payment of the costs of said sale and then towards the payment  
18 of Plaintiff's judgment.

19 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that  
20 the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, plus the costs  
21 of sale.

22 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and  
23 of every person claiming by, through or under the Defendant, in or to said property,  
24 including the right of possession thereof from and after said sale, be forever barred and  
25 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the  
26 premises as allowed by law, subject only to such statutory rights of redemption as the  
27 Defendant may have by law.

28 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not  
29 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the  
30 Sheriff of Skagit County, Washington, to deliver possession of said premises to the  
31 Plaintiff.

32 DONE IN CHAMBERS on 9/11, 2008.

33   
34 JUDGE/COMMISSIONER

35 Presented by:

36 **CRAIG D. SJOSTROM**

37 Attorney at Law WSHA #21149

38 **DEFAULT JUDGMENT**  
39 **& DECREE OF FORECLOSURE**

40 **(DAVENPORT)**

41 C:\S.L.\OH\A\active\Cascade River Park\Davenport, cl\pleadings\Davenport judgment.apu Page 2 of 3



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Skagit County Auditor

*C. Sjostrom*  
**CRAIG SJOSTROM #21149**  
Attorney for Plaintiff

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**DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE  
(DAVENPORT)**

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**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
411 Main St., Mt. Vernon, WA 98273



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