



201409250023

Skagit County Auditor
9/25/2014 Page

1 of

\$77.00
6 10:33AM

Return To:

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

Date: September 24, 2014

Skagit County Superior Court No: 13-2-01962-3

Document Title:

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

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

1. Westlund, Estate of Mel E.
2. Westlund, Lucy
3. Presentin Creek Community Club, Inc
4. Et al

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

1. JPMorgan Chase Bank, National Association

Legal Description:

LOT 2, "PRESENTIN CREEK WILDERNESS SUBDIVISION NO. 1",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF
PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Parcel/Tax ID Number:

P68079 / 3968-000-002-0002

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

vs.

ESTATE OF MEL E. WESTLUND; LUCY WESTLUND; PRESENTIN CREEK COMMUNITY CLUB, INC.; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF MEL E. WESTLUND; DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; AND ALSO, ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN

Defendants.

Cause No.: **13-2-01962-3**

SHERIFF'S NOTICE OF EXECUTION UPON REAL PROPERTY

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 18th day of August 2014, 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 ESTATE OF MEL E. WESTLUND, 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: P68079 / 3968-000-002-0002

LOT 2, "PRESENTIN CREEK WILDERNESS SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

14-0747 - Westlund - Levy - Notice of Execution



201409250023

Skagit County Auditor

\$77.00

9/25/2014 Page

2 of

6 10:33AM

Page 1 of 2

Also commonly known as 8979 E. Pressentin Dr., Concrete, WA 98237.

Given under my hand this 24th day of September 2014.

Will Reichardt, Sheriff

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



201409250023

FILED

SKAGIT COUNTY SUPERIOR COURT

SKAGIT COUNTY CLERK

KENT VERNER WA

13-2-01962-3

Acct. Date 08/19/2014 Time 10:22 AM

Receipt/Item # 2014-01-15356/01 Tran-Code 1110 Rocket-Code #FFRAF Cashier: CID

Faid By: McCarthy & Holthus, LLP Transaction Amount: \$20.00

SKAGIT COUNTY, WASH
FILED

AUG 18 2014

NANCY K. SCOTT, CO. CLERK
Deputy

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

vs.

ESTATE OF MEL E. WESTLUND; LUCY WESTLUND; PRESSENTIN CREEK COMMUNITY CLUB, INC; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF MEL E. WESTLUND; DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; AND ALSO, ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN

Defendants.

Case No.: 13-2-01962-3

ORDER OF SALE FOR
PROPERTY ADDRESS:
8979 East Presentin Drive
Concrete, WA 98237

(Clerk's Action Required)

RECEIVED
14 SEP 17 PM 4: 06
WILL REICHAARDT, SHERIFF

THE STATE OF WASHINGTON TO: SKAGIT County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on 04/29/2014. A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Judgment Creditor: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, NATIONSTAR MORTGAGE LLC, 350 Highland Drive, Lewisville, TX 75067; against ESTATE OF MEL E. WESTLUND, with a money award in the amount of \$76,379.14 plus post judgment interest at the rate of 3.332% per annum from 4/29/2014 to date of sale, with a per diem of \$6.96.

///

Order of Sale - 1
WA-13-594493-JUD



201409250023

COPY

AL

McCarthy & Holthus LLP
108 1st Avenue South, Ste. 200
Seattle, WA 98104
PH: (855) 809-3977
FAX: (206) 780-6862

1 NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON, you
2 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
3 execution (subject to redemption of 12 months), all of the interest that the Defendant had on
4 08/24/2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter
5 acquired, in the real property described as follows:

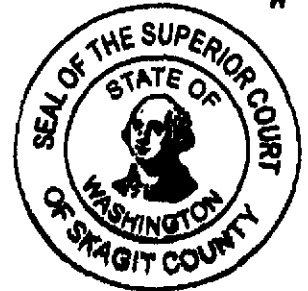
6 LOT 2, "PRESSENTIN CREEK WILDERNESS SUBDIVISION NO. 1",
7 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF
8 PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

9 APN/Parcel # P68079 and commonly known as: 8979 East Presentin Drive, Concrete, WA
10 98237.

11 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
12 performing this Order of Sale. You are to make the return within 60 days after receipt. Should
13 the sale be continued, the Order may be automatically extended for 30 days.

14 WITNESS, the Honorable MICHAEL RICKERT Judge of the Superior Court and seal
15 of said court, affixed this AUG 18 2014 day of Mount, Washington.

16 NANCY K. SCOTT
17 SKAGIT COUNTY CLERK
18 205 W. KING RD, RM 103
19 Mount Vernon, WA 98273
20 Title
21 By: [Signature]
22 Deputy



23 Presented by:

24 Dated: August 4, 2014

25 McCarthy & Holthus, LLP

26 Jessica Grape
27 Jessica Grape, WSBA #46436
28 Joseph Ward McIntosh, WSBA #39470
Mary Stearns, WSBA #42543
Robert William McDonald, WSBA #43842
108 1st Avenue South, Ste. 300
Seattle, WA 98104
(855) 809-3977
Attorneys for Plaintiff

Order of Sale - 2
WA-13-594493-JUD



201409250023

Skagit County Auditor \$77.00
9/25/2014 Page 5 of 6 10:33AM

McCarthy & Holthus LLP
108 1st Avenue South, Ste. 300
Seattle, WA 98104
PH: (855) 809-3977
FAX: (206) 780-6862

UNOFFICIAL DOCUMENT



State of Washington, }
County of Skagit } ss.

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 2 pages, now on file in my office

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 17 day of Sept, 2011
Nancy K. Scott, County Clerk.

BY 
Deputy Clerk



201409250023

Skagit County Auditor

\$77.00

9/25/2014 Page

6 of

6 10:33AM