

Return Address:
Skamania County
Attn: Civil Department
Box 790
Stevenson, WA 98648
Cause#: 11-2-00130-1

Please print or type information

Document Title(s): (or transactions contained therein)
1. Writ for Order of Sale
2. Sheriff's Notice of Execution of Real Property
3. Copy of Judgment and Decree of Foreclosure
4.

Grantor(s): (Last name first, then first name and initials)
1. Unknown heirs and devisees of Patrick J. Cochran, Deceased; Wilda L. Cochran;
2. Richard L. Cochran; Patrick C. Cochran; Tracy L. Vanlaar; Washington State
3. Dept. of Social and Health Services;
4. Additional names on page 1 of document.

Grantee(s): (Last names first, then first name and initials)
1. Riverview Community Bank, its Successors in interest and/or assigns
2.

Legal Description: (abbreviated: i.e. lot, block, plat, or section, township, range)
PROPERTY ADDRESS: 72 Cochran Lane, Stevenson, WA 98648

LEGAL DESCRIPTION
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,
RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE
COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED
AS FOLLOWS: BEGINNING AT A POINT 150 FEET NORTH OF THE
SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SAID SECTION 22, THENCE WEST 80
RODS TO THE WEST LINE OF THE SAID NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER, THENCE NORTH 150 FEET;
THENCE EAST 80 RODS TO THE EAST LINE OF THE SAID
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

Additional legal description is on page of document.

Assessor's Property Tax Parcel or Account Number at the time of recording:
03-08-22-4-0-0301-00

Reference Number(s) of Documents assigned or released.

Additional references on page of document.

**SUPERIOR COURT OF WASHINGTON
IN AND FOR THE COUNTY OF SKAMANIA**

RIVERVIEW COMMUNITY BANK, its
successors in interest and/or assigns,

Plaintiff,

v.

UNKNOWN HEIRS AND DEVISEES OF
PATRICK J. COCHRAN, DECEASED;
WILDA L. COCHRAN; RICHARD L.
COCHRAN; PATRICK C. COCHRAN;
TRACY L. VAN LAAR; WASHINGTON
STATE DEPARTMENT OF SOCIAL AND
HEALTH SERVICES; OCCUPANTS OF THE
PREMISES; also all other persons or parties
claiming to have any right, title, estate, lien or
interest in the real property described in the
complaint,

Defendants.

No. 11-2-00130-1

**WRIT FOR ORDER OF SALE
(EIGHT MONTH REDEMPTION
PERIOD)**

FROM: THE SKAMANIA COUNTY SUPERIOR COURT CLERK'S OFFICE

TO: THE SHERIFF OF SKAMANIA COUNTY, WASHINGTON

On July 31, 2014, an *in rem* Judgment and Decree of Foreclosure ("Judgment") was entered in favor of Riverview Community Bank ("Plaintiff") against the defendants Unknown Heirs and Devisees of Patrick J. Cochran, Wilda L. Cochran, Richard L. Cochran, Patrick C. Cochran, Tracy L. Van Laar, Washington State Department of Social and Health Services, Occupants of

WRIT FOR ORDER OF SALE – PAGE 1 OF 3
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RCO
LEGAL, P.S.

13555 SE 36th St., Ste. 300
Bellevue, WA 98006
Phone: 425.458.2121
Fax: 425.458.2131

1 the Premises; also all other persons or parties unknown claiming any right, title, estate, lien, or
 2 interest in the real estate described in the complaint ("Defendants"). The Judgment forecloses the
 3 interests of all the Defendants in and to the following described property ("Property") commonly
 4 known as 72 Cochran Lane, Stevenson, WA 98648 for the total sum of \$88,211.31 with interest
 5 thereon at the rate of 5.125% per annum beginning on July 31, 2014, until satisfied. The Property
 6 situated in SKAMANIA County, State of Washington, is legally described as:
 7

8 A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE
 9 SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,
 10 RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE
 11 COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED
 12 AS FOLLOWS: BEGINNING AT A POINT 150 FEET NORTH OF THE
 13 SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE
 14 SOUTHEAST QUARTER OF SAID SECTION 22, THENCE WEST 80
 15 RODS TO THE WEST LINE OF THE SAID NORTHWEST QUARTER
 16 OF THE SOUTHEAST QUARTER, THENCE NORTH 150 FEET;
 17 THENCE EAST 80 RODS TO THE EAST LINE OF THE SAID
 18 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
 19 THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

20 THEREFORE, pursuant to RCW 61.12.060, and in the name of the State of Washington,
 21 you are hereby commanded to sell the Property, or so much thereof as may be necessary, in order
 22 to satisfy the Judgment, including post-judgment interest and costs.
 23

24 MAKE RETURN HEREOF within sixty days of the date indicated below, showing you
 25 have executed the same.
 26

27 //

28 //

29 //

30 //

31 //

32 //

Pursuant to RCW 6.21.050(2), the Sheriff may adjourn the foreclosure sale from time to time, not exceeding thirty days beyond the last date at which this Writ is made returnable, with the consent of the plaintiff endorsed upon this Writ or by a contemporaneous writing.

WITNESS, the Honorable Brian Altman

Judge of the Superior Court and the seal of said Court, affixed this 29 day of August, 2014, at Stevenson, Washington.



By: Sharon Klame
Superior Court Clerk

By: Olivia Minnoch
Deputy Clerk

Presented by:

RCO LEGAL, P.S.

By: [Signature]
☒ Babak Shamsi, WSBA #43839
☐ Laura Coughlin, WSBA #46124
☐ Synova M. L. Edwards, WSBA #43063
 Attorneys for Plaintiff

THIS WRIT SHALL BE AUTOMATICALLY EXTENDED FOR 30 DAYS FOR THE PURPOSES OF SALE.

AUDITOR FILE #

IN THE SUPERIOR COURT
STATE OF WASHINGTON FOR SKAMANIA COUNTY

SHERIFF'S NOTICE OF
EXECUTION OF REAL PROPERTY

RIVERVIEW COMMUNITY BANK, its
Successors in interest and/or assigns.

Plaintiff

CAUSE NUMBER 11-2-00130-1
DATE OF JUDGMENT 7/31/14
ORDER OF SALE ISSUED 8/29/14
DATE OF LEVY 9/3/14

vs.

UNKNOWN HEIRS AND DEVISEES OF
PATRICK J. COCHRAN, DECEASED;
WILDA L. COCHRAN; RICHARD L.
COCHRAN; PATRICK C. COCHRAN;
TRACY L. VANLAAR; WASHINGTON
STATE DEPARTMENT OF SOCIAL AND
HEALTH SERVICES; OCCUPANTS OF
THE PREMISES; also all other persons or
Parties claiming to have any right, title,
Estate, lien or interest in the real property
Described in the complaint
Defendant

STATE OF WASHINGTON,

County of Skamania

ss.

NOTICE IS HEREBY GIVEN that under and by virtue of an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skamania, of which the annexed writ is a true copy, I have this day levied on all the rights, title, claim and interest of, in, and to the following described real estate, standing on the records of Skamania County in the names of: Unknown Heirs and Devisees of Patrick J. Cochran, deceased. Wilda A. Cochran; Richard L. Cochran; Patrick C. Cochran; Tracy L. Vanlaar; Washington


State Dept. of Social and Health Services; occupants of the premises; also all other persons or parties claiming to have any right, title, Estate, lien or interest in the real property described in the complaint and particularly described as follows:

PROPERTY ADDRESS: 72 Cochran Lane, Stevenson, WA 98648

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 150 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, THENCE WEST 80 RODS TO THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 150 FEET; THENCE EAST 80 RODS TO THE EAST LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

DAVID S. BROWN, SHERIFF
SKAMANIA COUNTY, WASHINGTON

By: 
Marlea McKenzie
Chief Civil Deputy
PO Box 790
Stevenson Washington
(509)427-9490

SKAMANIA COUNTY
FILED
JUL 31 2014
SHARON K. VANCE, CLERK
DEPUTY

**SUPERIOR COURT OF WASHINGTON
IN AND FOR THE COUNTY OF SKAMANIA**

RIVERVIEW COMMUNITY BANK, its
successors in interest and/or assigns,

Plaintiff,

v.

UNKNOWN HEIRS AND DEVISEES OF
PATRICK J. COCHRAN, DECEASED;
WILDA L. COCHRAN; RICHARD L.
COCHRAN; PATRICK C. COCHRAN;
TRACY L. VAN LAAR; WASHINGTON
STATE DEPARTMENT OF SOCIAL AND
HEALTH SERVICES; OCCUPANTS OF
THE PREMISES; also all other persons or
parties claiming to have any right, title, estate,
lien or interest in the real property described in
the complaint,

Defendants.

No. 11-2-00130-1

**JUDGMENT, DECREE OF
FORECLOSURE, AND ORDER FOR
SALE**

14-9-00108-5

JUDGMENT SUMMARY

Judgment Creditor: Riverview Community Bank

Total Judgment Amount: \$88,211.31

Judgment Interest Rate: 5.125%

Judgment Creditor's
Attorney: Babak Shamsi
RCO Legal, P.S.
13555 SE 36th Street, Suite 300
Bellevue, WA 98006
425.458.2121

JUDGMENT, DECREE OF
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SALE – PAGE 1 OF 6
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1 Judgment Debtors: In Rem Judgment

2 Judgment Debtor's
3 Attorney: None.

4 Assessor's Property
Tax parcel No: 03-08-22-4-0-0301-00

5 Property Address: 72 Cochran Lane, Stevenson, WA 98648.

6 THIS MATTER having come before the court on the motion of Plaintiff for:

7 (1) Entry of in rem judgment after Summary Judgment against Wilda L. Cochran;

8 (2) Entry of in rem judgment after default against the Defendants Unknown Heirs and
9 Devisees of Patrick J. Cochran, Richard L. Cochran, Patrick C. Cochran, Tracy L. Van Laar,
10 Washington State Department of Social and Health Services, Occupants of the Premises; also all
11 other persons or parties unknown claiming any right, title, estate, lien, or interest in the real
12 estate described in the complaint; and
13

14 (3) Entry of a decree of foreclosure against the Defendants Unknown Heirs and Devisees of
15 Patrick J. Cochran, Wilda L. Cochran, Richard L. Cochran, Patrick C. Cochran, Tracy L. Van
16 Laar, Washington State Department of Social and Health Services, Occupants of the Premises;
17 also all other persons or parties unknown claiming any right, title, estate, lien, or interest in the
18 real estate described in the complaint if the judgment is not immediately paid in full.
19

20 This Court has reviewed the files and records of this case and has determined that proof of
21 service is on file with the court as required by CR 55(b)(3) and (4) and has further determined that
22 the Affidavits, Declarations, Exhibits, pleadings and documents filed previously with this Court and
23 with the Motion for Default hereby establishes proof of Plaintiff's demand which constitutes a claim
24 for a sum certain or a sum which by computation can be made certain. Therefore, it is hereby
25
26

JUDGMENT, DECREE OF
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1 ORDERED, ADJUDGED AND DECREED that Plaintiff Riverview Community Bank bc
 2 and is hereby awarded a judgment computed as follows:

3 ***Judgment Calculation***

4 **Attorneys' Fees and Costs**

5 Attorneys' Fees	\$2,116.50
6 Local Counsel	\$175.00
7 Debtor Discovery	\$25.00
Date Down Endorsement	\$32.10
8 Litigation Guarantee	\$460.10
9 Filing Fee	\$230.00
Court Costs	\$4.50
10 Recording Fee -- Lis Pendens	\$65.00
11 Process Service Fees	\$560.00
Publication Costs	\$838.57
12 Mailings	\$90.02
13 <i>Total Attorneys' Fees and Costs</i>	<i>\$4,596.79</i>

14 **Judgment Creditor's Fees and Costs**

15 Principal Balance	\$62,416.72
16 Accrued interest from December 1, 2010 to July 20, 2014	\$8,765.98
17 <i>Per diem in the amount of \$4.44 will continue to accrue from July 21, 2014 through the date of entry of judgment</i>	
18 <i>Escrow Advances</i>	<i>\$9,538.29</i>
19 Property Inspection Fees	\$2,710.00
20 Late Charges	\$183.53
21 <i>Total Judgment Creditor's Fees and Costs</i>	<i>\$83,614.52</i>
<i>Total Judgment Amount</i>	<i>\$88,211.31</i>

22 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if the Total Judgment
 23 Amount is not tendered to Plaintiff immediately, then said sum shall be satisfied from the sale of
 24 real property (the "Property") described as follows:

25 A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE
 26 SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3

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RCO
 LEGAL, P.S.

13555 SE 36th St., Ste. 300
 Bellevue, WA 98006
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1 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN,
2 IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON
3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 150
4 FEET NORTH OF THE SOUTHEAST CORNER OF THE
5 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
6 SAID SECTION 22, THENCE WEST 80 RODS TO THE WEST
7 LINE OF THE SAID NORTHWEST QUARTER OF THE
8 SOUTHEAST QUARTER, THENCE NORTH 150 FEET;
9 THENCE EAST 80 RODS TO THE EAST LINE OF THE SAID
10 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
11 THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

12 The Total Judgment Amount shall accrue interest at the current contract rate of 5.125% per year
13 until paid in full. It is further

14 ORDERED, ADJUDGED, AND DECREED that Plaintiff's Deed of Trust recorded on
15 January 13, 2003, under Skamania County Auditor's File No. 147219 is hereby foreclosed and the
16 Property is hereby ordered sold by the Skamania County Sheriff, in the manner provided by law,
17 and the proceeds from the Sheriff's foreclosure shall be applied to the Total Judgment Amount,
18 including post-judgment interest, post-judgment advances made by Plaintiff to protect the Property
19 prior to the Sheriff's foreclosure sale, post-judgment Sheriff fees and costs, and post-judgment
20 attorneys' fees and costs incurred through the Motion to Confirm the Sale hearing. It is further

21 ORDERED, ADJUDGED AND DECREED that if any deficiency balance remains due
22 after application of the Sheriff's foreclosure sale proceeds to the Total Judgment Amount and post-
23 judgment amount, then no deficiency judgment shall be entered against the defendants pursuant to
24 RCW 6.23.020(1). It is further

25 ORDERED, ADJUDGED AND DECREED that Plaintiff's Deed of Trust is declared a
26 senior lien upon the Property and that all right, title, claim or interest of the Defendants' interests in
the Property is hereby declared junior and subordinate to Plaintiff's lien, and said Defendants are

JUDGMENT, DECREE OF
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RCO
LEGAL, P.S.

13555 SE 36th St., Ste. 300
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Phone: 425.458.2121
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hereby forever foreclosed except for any statutory right of redemption and surplus funds allowed by law, if any. It is further

ORDERED, ADJUDGED AND DECREED that the Property is subject to an eight (8) month redemption period pursuant to RCW 6.23.020. It is further

ORDERED, ADJUDGED AND DECREED that if there is prima facie evidence that the Property is improved by structures and was abandoned for a period of at least six months prior to the Sheriff's foreclosure sale, pursuant to RCW 61.12.093, Plaintiff reserves the right to move this Court to declare a zero month redemption period. It is further

ORDERED, ADJUDGED AND DECREED that Plaintiff is hereby granted the right to become a bidder and purchaser at the Sheriff's foreclosure sale. It is further

ORDERED, ADJUDGED AND DECREED that the purchaser at the sheriff's foreclosure sale of the Property is entitled to exclusive and immediate possession of the Property from and after the date of the sale and is entitled to such remedies as are available at law to secure possession and that the judgment entered herein have the same effect as a writ of assistance, if defendants, or any of them, or any other party or person shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for Possession. It is further

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JUDGMENT, DECREE OF
FORECLOSURE, AND ORDER FOR
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1 ORDERED, ADJUDGED AND DECREED that if the Property is occupied by a tenant
2 holding under an unexpired lease, the purchaser is entitled to receive from such tenant the rents
3 or the value of the use and occupation of the Property during the period of redemption pursuant
4 to RCW 6.23.110.

5 DONE IN OPEN COURT this 31 day of July, 2014.

6
7
8 [Signature]
JUDGE/COURT COMMISSIONER

9 Presented by:
RCO LEGAL, P.S.

10 By: [Signature]
11 ☒ Babak Shamsi, WSBA #43839
12 ☐ Laura Coughlin, WSBA #46124
13 ☐ Synova M. L. Edwards, WSBA #43063
Attorneys for Plaintiff

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