

Return Address:
Skamania County
Attn: Civil Department
Box 790
Stevenson, WA 98648
Cause#: 14-2-00070-9
Judgment # 15-9-00017-6

Document Title(s): (or transactions contained therein)
1. Order of Sale
2. Notice of Execution
3.
4.
Grantor(s): (Last name first, then first name and initials)
1. Mark Stoddard
2. LuAnn Stoddard
3. Milwaukie Lumber Company
4.
5. Additional names on page _____ of document.
Grantee(s): (Last names first, then first name and initials)
1. RES-WA Four, LLC
2.
3.
4.
5. Additional names on page _____ of document.
Legal Description: (abbreviated: i.e. lot, block, plat, or section, township, range)

County of Skamania, State of Washington

A Tract of land in Section 5, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington.

Lot 2 of the Eagle Peak Short Plat recorded in Auditor File No. 2006162927.

Together with an Easement for Access as shown on the recorded Short Plat in Auditor File No. 2006162927 and 2006162893.

Subject to all easements, restrictions, reservations and agreements of record, if any.

Additional legal description is on page ____ of document.
Assessor's Property Tax Parcel or Account Number at the time of recording:
01-05-05-0-0-0702-00.
Reference Number(s) of Documents assigned or released.
Judgment # 15-9-00017-6

Additional references on page _____ of document.

Please print or type information

SHERMAN, SHERMAN, JOHNNIE, & HOYT, LLP
693 Chemeketa Street, NE / Post Office Box 2247
Salem, Oregon 97308-2247
(503)364-2281 FAX: (503)370-4308

SKAMANIA COUNTY
ORIGINAL FILED

APR 29 2015

SHARON K. VANCE, CLERK

SUPERIOR COURT OF WASHINGTON FOR SKAMANIA COUNTY

RES-WA FOUR, LLC, a Florida limited liability company organized and existing under the laws of the State of Florida, United States,

Plaintiff,

v.

MARK STODDARD AND LUANN STODDARD, husband and wife;
MILWAUKIE LUMBER COMPANY, an Oregon corporation; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT,

Defendants.

Case No. 14-2-00070-9

ORDER OF SALE

Judgment No.
15-9-00017-6

THE STATE OF WASHINGTON, to the Sheriff of Skamania County, Washington:

On March 12, 2015, an Order of Sale was issued herein. On March 19, 2015, Mark and Luann Stoddard filed a Chapter 7 Bankruptcy in the US Bankruptcy Court, District of Oregon as Case No. 15-60891-far7, staying the Order of Sale. On April 16, 2015, Plaintiff, Res-WA Four, LLC was granted relief from the bankruptcy stay to foreclose on, and obtain possession of, the property to the extent permitted by applicable nonbankruptcy law .

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1 On January 15, 2015, in the above entitled Court, a judgment of foreclosure was
2 entered in favor of Plaintiff RES-WA Four, LLC to recover judgment against Defendants
3 Mark Stoddard and LuAnn Stoddard and the marital community thereof; and Milwaukie
4 Lumber Company. The Judgment was entered against the above parties. A money award
5 was entered against Defendants Mark Stoddard and LuAnn Stoddard, but no monetary
6 award was entered against Milwaukie Lumber Company. Thereafter, the Judgment was
7 recorded in the official records of Skamania County, Washington on March 11, 2015, as
8 recording no. 2015000387.

9 According to the Judgment, RES-WA Four, LLC was awarded judgment against
10 Mark Stoddard and LuAnn Stoddard, jointly and severally, and against the marital
11 community in the amount of **\$642,833.47**, together with prejudgment interest from May
12 10, 2014 to the date of judgment on \$272,982.75, the principal amount of the Primary
13 Note, at the rate of 6.875% to the date of judgment (pre judgment interest total on the
14 Primary Note is **\$12,824.56**), and on \$5,555.11, the principal amount of the Subordinate
15 Note, at the rate of 9.76% to the date of judgment (pre judgment interest total on the
16 Subordinate Note is **\$370.49**); and judgment against Defendants Mark Stoddard and
17 LuAnn Stoddard in the amount of **\$22,568.00** for attorney fees and **\$520.00** for
18 disbursements (**judgment total \$679,116.52**). Post-judgment interest on this entire
19 judgment amount is 12 % per annum from January 15, 2015, that date of entry of
20 judgment.

21 The lien of the Subordinate Deed of Trust is hereby foreclosed and the Sheriff of
22 Skamania County is instructed to sell the real and personal property known as:

23 A Tract of land in Section 5, Township 1 North, Range 5 East of
24 the Willamette Meridian in the County of Skamania, State of
Washington.

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1 Lot 2 of the Eagle Peak Short Plat recorded in Auditor File No.
2 2006162927.

3 Together with an Easement for Access as shown on the recorded
4 Short Plat in Auditor File No. 2006162927 and 2006162893.

5 Parcel ID Number: 01-05-05-0-0-0702-00

6 in the manner prescribed by law. The lien foreclosed is the Subordinate Lien on the real
7 property. Judgment Creditor is also the holder of the first lien and may credit bid at the
8 foreclosure sale.

9 The judgment is for foreclosure against all defendants herein on that Deed of
10 Trust in the described real property situated in Skamania County, Washington known as:

11 A Tract of land in Section 5, Township 1 North, Range 5 East of
12 the Willamette Meridian in the County of Skamania, State of
Washington.

13 Lot 2 of the Eagle Peak Short Plat recorded in Auditor File No.
2006162927.

14 Together with an Easement for Access as shown on the recorded
15 Short Plat in Auditor File No. 2006162927 and 2006162893.

16 Parcel ID Number: 01-05-05-0-0-0702-00

17 NOW THEREFORE, you are hereby commanded to take this Order of Sale and
18 levy upon, seize and take into possession and execution, the nonexempt real property of
19 Judgment Debtors Mark Stoddard and LuAnn Stoddard, and the marital community
20 thereof, sufficient to execution, and sell said property, or so much thereof necessary to
21 satisfy the costs and expenses of the sale and then to the outstanding amount on the loan,
22 with any excess being delivered to the Clerk of the Superior Court of Skamania County.

23 The real property you are commanded to levy upon, seize and take into possession
24 and execution is known as:

A Tract of land in Section 5, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington.

Lot 2 of the Eagle Peak Short Plat recorded in Auditor File No. 2006162927.

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Parcel ID Number: 01-05-05-0-0-0702-00

MAKE RETURN HEREOF within sixty days of the date indicated below to the Clerk who issued it, showing you have executed the same.

Dated: April 29, 2015.

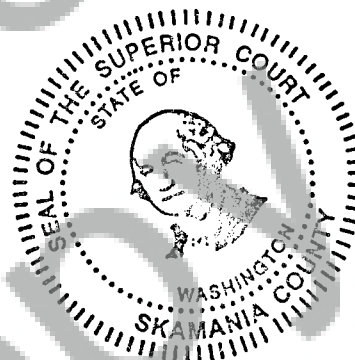
BRIAN ALTMAN

Judge of Superior Court

By: *Sharon K Vance*
Superior Court Clerk

Presented By:

Gina Anne Johnnie
Gina Anne Johnnie, WSB No. 19189
Sherman Sherman Johnnie & Hoyt, LLP
693 Chemeketa Street NE
PO Box 2247
Salem, OR 97308-2247
Telephone: (503)364-2281
Fax: (503)370-4308
Email: gina@shermlaw.com
Of Attorneys for Plaintiff RES-WA Four, LLC



IN THE SUPERIOR COURT
OF THE STATE OF WAHINGTON FOR SKAMANIA COUNTY

NOTICE OF EXECUTION OF
REAL PROPERTY

AUDITOR’S FILE #

RES-WA Four, LLC, a Florida Limited]
Liability Company organized and]
Existing under the laws of the State]
Of Florida, United States

Plaintiff

Vs.

Mark Stoddard and LuAnn Stoddard,]
Husband and wife; Milwaukie Lumber]
Company, an Oregon Corporation; and]
All Persons Or Parties Unknown Claiming]
Any Right, Title, Estate, Lien Or Interest]
In The Real Estate Described In The
Complaint,

CAUSE NUMBER 14-2-00070-9
DATE OF JUDGMENT 1-15-15
ORDER SALE ISSUED 4/29/15
DATE OF LEVY 5/6/15

Defendants

STATE OF WASHINGTON,]
] ss.
County of Skamania]

NOTICE IS HEREBY GIVEN that under and by virtue of a Writ of Execution or Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skamania, of which the annexed Order is a true copy, I have this day levied on all the rights, title, claim and interest of Mark and LuAnn Stoddard husband and wife; Milwaukie Lumber Company, an Oregon Corporation defendant(s), of, in, and to the following described real estate, standing on the records of Skamania County in the name(s) of: Mark and LuAnn Stoddard and particularly described as follows:

PROPERTY ADDRESS

This is bare land; there is no physical address for the real property.

LEGAL DESCRIPTION

County of Skamania, State of Washington
A Tract of land in Section 5, Township 1 North, Range 5 East of the Willamette
Meridian in the County of Skamania, State of Washington.

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Auditor File No. 2006162927 and 2006162893.

Subject to all easements, restrictions, reservations and agreements of record, if any.

DAVID S. BROWN, SHERIFF
SKAMANIA COUNTY, WASHINGTON

By 

Tina Anderson
Chief Administrative Deputy
PO Box 790
Stevenson Washington
(509)427-9490