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12/10/2024 03:32 PM Pages: 1 of 4 Fees: \$306.50 Skagit County Auditor

Return To:

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

Date: December 10, 2024

Skagit County Superior Court No: 18-2-00619-29

Document Title:

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

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

1. O'MARRA, TIMOTHY K

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

1. CASCADE RIVER COMMUNITY CLUB, a Washington Non-Profit Corporation

Legal Description:

LOT 33, "CASCADE RIVER PARK NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON

Assessor's Parcel/Tax ID Number: P63906 / 3873-000-033-0009

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

CASCADE RIVER COMMUNITY CLUB, a Washington Non-Profit Corporation,

Plaintiff,

Defendant.

vs.

TIMOTHY K. O'MARRA,

Cause No.: 18-2-00619-29

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 19th day of November 2024, 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 TIMOTHY K. O'MARRA, 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: P63906 / 3873-000-033-0009

LOT 33, "CASCADE RIVER PARK NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Also commonly known as 6179 Diablo Place, Marblemount, WA 98267.

Given under my hand this 10th day of December 2024.

Don McDermott, Sheriff

Melinda Larsen, Civil Assistant

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

Case No.: 18-2-00619-29

ORDER OF SALE

CASCADE RIVER COMMUNITY CLUB, a Washington Non-Profit Corporation,

Defendant.

Plaintiff.

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TIMOTHY K. O'MARRA,

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TO THE STATE OF WASHINGTON AND THE SKAGIT COUNTY SHERIFF:

WHEREAS, on the 15th of August, 2024, Plaintiff obtained a Default Judgment against Defendant Timothy K. O'Marra in the amount of \$30,820.27, plus all assessments, late fees, interest, attorney's fees, and costs incurred from the date said Judgment was obtained; and

WHEREAS, on the 15th of August, 2024, Plaintiff obtained a Decree of Foreclosure of a lien recorded in Skagit County under recording number 201803160056 on the following described real property situated in Skagit County, Washington:

LOT 33, "CASCADE RIVER PARK NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

with a tax parcel identification number of P63906.

WHEREAS, the redemption period is twelve (12) months;

ORDER OF SALE - Page 1 of 2



Condominium Law Group, PLLC 10310 Aurora Avenue North Seattle, WA 98133 (206) 633-1520 THEREFORE you are hereby commanded to proceed to seize and sell forthwith and without appraisement, the above-described real property, in the manner provided by law; or so much thereof as may be necessary to satisfy the above-referenced Judgment, and if you fail to find said real property, or if the proceeds of such sale be insufficient to satisfy said Judgment, you are directed to make the money or any balance thereof remaining unpaid, out of the above-described real property. The Judgment specifies that the judgment amounts shall bear interest at the rate of 12% per annum.

HEREIN FAIL NOT, but due return make hereof within sixty (60) days, showing how you have executed the same.

THE HONORABLE BRIAN L. STILES

Judge of the Superior Court.

DATED this 19 day of NOVEMBEY, 2024.

MELISSA BEATON

Superior Court Clerk

By VIX II

KATIE YOUNG

Presented by:

CONDOMINIUM LAW GROUP, PLLC

MELISSA BEATON SKAGIT COUNTY CLERK 205 W. KINCAID, RM 103 MOUNT VERNON, WA 98273

Valerie Farris Oman, WSBA #37237 Lisa McMahon, WSBA #27559 Fatema Burkey, WSBA #52477

Attorneys for Plaintiff

This Order of Sale may be extended for up to 30 days for purposes of sale.

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ORDER OF SALE - Page 2 of 2

Condominium Law Group, PLLC 10310 Aurora Avenue North Seattle, WA 98133 (206) 633-1520