



**202504070059**

04/07/2025 01:41 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

**Return Address:**  
**Condominium Law Group, PLLC**  
**10310 Aurora Ave. N.**  
**Seattle, WA 98133**

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1: SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

1. SKAGIT COUNTY SHERIFF

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)

1. CASCADE RIVER COMMUNITY CLUB

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

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.

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number** ☐ Assessor Tax # not yet assigned  
P63906

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT****CASCADE RIVER COMMUNITY CLUB, a  
Washington Non-Profit Corporation,**

Plaintiff,

vs.

**TIMOTHY K. O'MARRA,**

Defendant.

Cause No.: **18-2-00619-29****SHERIFF'S CERTIFICATE OF SALE OF  
REAL PROPERTY**

Parcel Number: P63906

Partial Legal Description: LOT 33  
CASCADE RIVER PARK NO. 3

I, DON McDERMOTT, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Default Judgment and Decree of Foreclosure entered in the Superior Court of said County and State on the 15th day of August 2024, in an action wherein CASCADE RIVER COMMUNITY CLUB, a Washington Non-Profit Corporation is plaintiff and TIMOTHY K. O'MARRA, is defendant.

Said Order of Sale having been duly certified and together with an Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$30,820.27 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 7th day of February 2025, at 10:30 A.M., at the steps of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit:

CASCADE RIVER COMMUNITY CLUB, a Washington Non-Profit Corporation  
c/o CONDOMINIUM LAW GROUP, PLLC  
10310 AURORA AVE. N.  
SEATTLE, WA 98133

Who made the highest and best bid therefore of \$37,354.19 at said sale, for all of said real property situated in said County and State and described in said order as follows:

**ORIGINAL**

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.

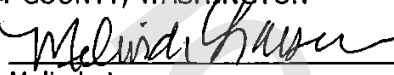
And I do further certify that the said real property was sold in one parcel and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in 1 year as provided by law.

Given under my hand this 10th day of February 2025.

DON McDERMOTT, SHERIFF

~~SKAGIT COUNTY, WASHINGTON~~

By:

  
Melinda Larsen  
Civil Assistant

I certify that I know or have satisfactory evidence that Melinda Larsen is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Don McDermott, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 10th day of February 2025.

  
Annette L. Lindquist, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 7, 2027.

