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04/14/2025 01:47 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

Return To:

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

Date: April 14, 2025

Skagit County Superior Court No: 24-2-00870-29

Document Title:

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

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

1. LAUREANO, MIKE
2. LAUREANO, MARY

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

1. LAKEVIEW LOAN SERVICING, LLC

Legal Description:

LOT 4, AND THAT PART OF LOT 5 EMBRACED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5, 150 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 53 FEET; THENCE NORTH 50 FEET; THENCE EAST 53 FEET; THENCE SOUTH TO THE PLACE OF BEGINNING; ALL IN BLOCK B, "PLAN OF GARDEN ADDITION TO MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel/Tax ID Number:

P52859 / 3723-002-004-0002
P52862 / 3723-002-005-0209

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

**MIKE LAUREANO and MARY LAUREANO,
husband and wife; SECRETARY OF
HOUSING AND URBAN DEVELOPMENT; and
OCCUPANTS OF THE PREMISES,**

Defendants.

Cause No.: **24-2-00870-29**

**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 24th day of March 2025, 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 defendants MIKE LAUREANO and MARY LAUREANO, husband and wife; and OCCUPANTS OF THE PREMISES, 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: P52859 & P52862 / 3723-002-004-0002
3723-002-005-0209

LOT 4, AND THAT PART OF LOT 5 EMBRACED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5, 150 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 53 FEET; THENCE NORTH 50 FEET; THENCE EAST 53 FEET; THENCE SOUTH TO THE PLACE OF BEGINNING; ALL IN BLOCK B, "PLAN OF GARDEN ADDITION TO MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. APN: P52859 and P52862

Also commonly known as 123 South Baker Street, Mount Vernon, WA 98273.

Given under my hand this 14th day of April 2025.

Don McDermott, Sheriff

By: Melinda Larsen
Melinda Larsen, Civil Assistant

RECEIVED
2025 APR -4 AM 1:21
JON McDERMOTT, SHERIFF

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

MIKE LAUREANO and MARY LAUREANO,
husband and wife; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; and
OCCUPANTS OF THE PREMISES,

Defendants.

CASE NO.: 24-2-00870-29

ORDER OF SALE ON REAL PROPERTY

TO SKAGIT COUNTY SHERIFF'S DEPARTMENT:

On February 25, 2025, LAKEVIEW LOAN SERVICING, LLC in the Superior Court of Washington, County of Skagit, against Defendants MIKE LAUREANO and MARY LAUREANO, husband and wife; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and OCCUPANTS OF THE PREMISES.

It is ordered, adjudged, and decreed that the land and premises legally described as follows:

ORDER OF SALE

-1-

ORIGINAL

ZBS LAW, LLP
11335 NE 122nd Way, Suite 105
Kirkland, WA 98034
206-209-0375

1 LOT 4, AND THAT PART OF LOT 5 EMBRACED WITHIN THE FOLLOWING
2 DESCRIBED BOUNDARIES:
3 BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5, 150 FEET NORTH
4 OF THE SOUTHEAST CORNER THEREOF;
5 THENCE WEST 53 FEET;
6 THENCE NORTH 50 FEET;
7 THENCE EAST 53 FEET;
8 THENCE SOUTH TO THE PLACE OF BEGINNING;
9 ALL IN BLOCK B, "PLAN OF GARDEN ADDITION TO MT. VERNON," AS PER
10 PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 34, RECORDS OF SKAGIT
11 COUNTY, WASHINGTON.

12 SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
13 WASHINGTON.

14 APN: P52859 and P52862

15 Commonly referred to as: as 123 South Baker Street, Mount Vernon, WA 98273 referred
16 to in the Judgment, be sold at public auction, as particularly set out in said Judgment.

17 The total amount due and owing on the Judgment through March 18, 2025 is \$161,546.71
18 consisting of the following: the judgment amount of \$154,801.90, principal and interest;
19 \$5,641.99 awarded for attorneys' fees and costs; plus pre-judgment interest accruing from
20 February 2, 2024 through February 25, 2025, \$589.88 (\$25.647 per diem x 23 days); plus post-
21 judgment interest accruing from February 26, 2025 through March 18, 2025, at the rate of 7.25%
22 per annum, of \$512.94 (\$25.647 per diem x 20 days); pursuant to the Judgment, post-judgment
23 amounts advanced for attorneys' fees, and costs for publication and Sheriff's fees of an unknown
24 amount.

25 It is ordered, adjudged, and decreed that the Sheriff is hereby authorized to make the
26 return within 60 days after issuance by the court. For purposes of the sale, the Order may be
27 automatically extended for 30 days, pursuant to RCW 6.21.050.

28 In the name of the State of Washington, you are hereby commanded and required to
proceed to notice for sale and to sell the Subject Property, which is more particularly described in
the Notice of Sale, and apply the proceeds of said sale as in said Judgment and Decree directed,
and to make and file your report of such sale with the Clerk of this Court, and do all things

1 according to the terms and requirements of said Judgment, and the provisions of Washington
2 Law.

3 Plaintiff waives deficiency rights related to the Subject Property, the court will establish
4 an twelve-month redemption period from the date of the Sheriff's foreclosure sale, and the Sheriff
5 should be ordered to issue a Sheriff's Deed to the successful bidder at the termination of the
6 redemption period pursuant to RCW 6.23.020.

7
8 WITNESS, the Honorable HALEY W. SEBENS, ^{Comm.} ~~Judge~~ of
9 the above entitled Court, and the seal thereof, this 24th day of March, 2025

10 SUPERIOR COURT, SKAGIT COUNTY

11
12
13 By: MELISSA BEATON
14 CLERK OF THE COURT



15
16 [Signature] D. WILSON
17 DEPUTY

18 By: HALEY W. SEBENS
19 JUDGE/COURT COMMISSIONER

20
21 DATED: March 18, 2025

ZBS LAW, LLP

22
23
24 MELISSA BEATON
25 SKAGIT COUNTY CLERK
26 205 W KINCAID RM 103
27 MOUNT VERNON, WA 98273

28 By: [Signature]
Tom B. Pierce, WSBA #26730
Attorneys for Plaintiff