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08/27/2025 09:10 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

Return To:

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

Date: August 26, 2025

Skagit County Superior Court No: 24-2-00880-29

Document Title:

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

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

1. OLSON, RICKY

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

1. NATIONSTAR MORTGAGE, LLC

Legal Description:

TRACT 7, "LIND'S MCLEAN TRACTS," AS PER PLAT RECORDED IN
VOLUME 6 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY,
WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON.

Assessor's Parcel/Tax ID Number:

P67245 / 3946-000-007-0004

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**NATIONSTAR MORTGAGE LLC,**

Plaintiff,

vs.

**RICKY OLSON; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT, LENDMARK
FINANCIAL SERVICES, LLC, OCCUPANTS
OF THE PROPERTY,**

Defendants.

Cause No.: **24-2-00880-29****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 4th day of August 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 RICKY OLSON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, LENDMARK FINANCIAL SERVICES, LLC, OCCUPANTS OF THE PROPERTY, 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:

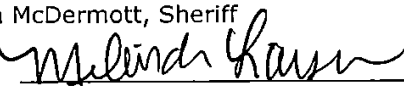
Assessor's Parcel/Tax ID Number: P67245 / 3946-000-007-0004

TRACT 7, "LIND'S MCLEAN TRACTS," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 15445 SUNSET LN, MOUNT VERNON, WA 98273.

Given under my hand this 25th day of August 2025.

Don McDermott, Sheriff

By: 

Melinda Larsen, Civil Assistant

SKAGIT COUNTY, WASH
FILED

AUG 04 2025

MELISSA BEATON, CO. CLERK
DeputyIN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF SKAGIT

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

RICKY OLSON; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT,
LENDMARK FINANCIAL SERVICES, LLC,
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 24-2-00880-29

ORDER OF SALE FOR PROPERTY
ADDRESS:
15445 SUNSET LN
MOUNT VERNON, WA 98273-8840

(Clerk's Action Required)

THE STATE OF WASHINGTON TO: Skagit County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on April 15, 2025 per RCW 61.12.060. The Foreclosure Judgment was entered in favor of the Judgment Creditor: Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX, 75019; against RICKY OLSON, with a money award in the amount of \$325,701.02, plus post judgment interest at the rate of 3.3750% per annum from April 15, 2025 to date of sale, with a per diem of \$30.12, and whereas said judgment is a foreclosure without deficiency judgment, eight month redemption period. Any additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other items that constitute liens on the property, together with insurance and repairs necessary to prevent the impairment of the security, together with interest

ORDER OF SALE - 1

MH FILE NO.: WA-24-996505-JUD

MCCARTHY & HOLTHUS LLP
108 1ST AVENUE SOUTH, STE. 400
SEATTLE, WA 98104
PH: (206) 596-4856
FX: (206) 274-4902

1 thereon from the date of payment may also be added to the Judgment and paid from sale of the
2 Property pursuant to the Judgment in paragraph 3.

3 **NOW, THEREFORE, IN THE NAME OF THE STATE OF WASHINGTON,** you
4 are hereby commanded to sell, in the manner prescribed by law for the sale of real property on
5 execution (subject to redemption of 8 months), all of the interest that the Defendant had on
6 August 3, 2021, the date of the Deed of Trust, and also the interest that the Defendant had
7 thereafter acquired, in the real property described as follows:

8 TRACT 7, "LIND'S MCLEAN TRACTS," AS PER PLAT RECORDED IN VOLUME 6
9 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

10 APN/Parcel No. P67245, 3946-000-007-0004 and commonly known as: 15445 SUNSET
11 LN, MOUNT VERNON, WA 98273-8840.

12 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
13 performing this Order of Sale. You are to make the return within 60 days after issuance by the
14 court. For purposes of sale, the Order may be automatically extended for 30 days.

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28 ORDER OF SALE - 2

MH FILE NO.: WA-24-996505-JUD

MCCARTHY & HOLTHUS LLP
108 1ST AVENUE SOUTH, STE. 400
SEATTLE, WA 98104
PH: (206) 596-4856
FX: (206) 274-4902

1 WITNESS, the Honorable _____, Judge of the Superior Court and seal
2 of said court, affixed this ____ day of _____, _____ at _____, Washington.
3
4

5 Title _____

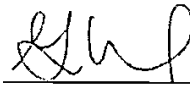
6 By: _____

7 Deputy _____

8 Presented by:

9 Dated: July 16, 2025

McCarthy & Holthus, LLP

10 

11 _____ Grace Chu WSBA No. 51256

12 _____ David Swartley WSBA No. 51732

13 108 1st Avenue South, Ste. 400

14 Seattle, WA 98104

15 gchu@mccarthyholthus.com

16 Attorneys for Plaintiff

17
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20
21 August 4, 2025

22 MARY K. CRANDALL

23 Commissioner

24
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26
27
28 ORDER OF SALE - 3

MH FILE NO.: WA-24-996505-JUD

MCCARTHY & HOLTHUS LLP
108 1ST AVENUE SOUTH, STE. 400
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AS REQUIRED BY RCW 6.17.130 COPIES OF THE FOLLOWING STATUTES ARE HEREBY SERVED OR MAILED UPON THE JUDGMENT DEBTOR(S): REAL PROPERTY RCWS 6.13.010, 6.13.030, 6.13.040

6.13.010 (1) The homestead consists of real or personal property that the owner or a dependent of the owner uses as a residence. In the case of a dwelling house or mobile home, the homestead consists of the dwelling house or the mobile home in which the owner resides or intends to reside, with appurtenant buildings, and the land on which the same are situated and by which the same are surrounded, or improved or unimproved land, regardless of area, owned with the intention of placing a house or mobile home thereon and residing thereon. A mobile home may be exempted under this chapter whether or not it is permanently affixed to the underlying land and whether or not the mobile home is placed upon a lot owned by the mobile home owner or a dependent of the owner. Property included in the homestead must be actually intended or used as the principal home for the owner.

(2) As used in this chapter: (a) "Owner" includes but is not limited to a purchaser under a deed of trust, mortgage, or real estate contract. (b) "Net value" means market value less all liens and encumbrances senior to the judgment being executed upon and not including the judgment being executed upon. (c) "Forced sale" includes any sale of homestead property in a bankruptcy proceeding under Title 11 of the United States Code. The reinvestment provisions of RCW 6.13.070 do not apply to the proceeds. (d) "Dependent" has the meaning given in Title 11 U.S.C. Sec. 522(a)(1).

[2021 c 290 § 2]

6.13.030 (1) The homestead exemption amount is the greater of: (a) \$125,000; (b) The county median sale price of a single-family home in the preceding calendar year; or (c) Where the homestead is subject to execution, attachment, or seizure by or under any legal process whatever to satisfy a judgment in favor of any state for failure to pay that state's income tax on benefits received while a resident of the state of Washington from a pension or other retirement plan, no dollar limit.

(2) In determining the county median sale price of a single-family home in the preceding year, a court shall use data from the Washington center

for real estate research or, if the Washington center no longer provides the data, a successor entity designated by the office of financial management.

[2021 c 290 § 3]

6.13.040 (1) Property described in RCW 6.13.010 constitutes a homestead and is automatically protected by the exemption described in RCW 6.13.070 from and after the time the real or personal property is occupied as a principal residence by the owner or, if the homestead is unimproved or improved land that is not yet occupied as a homestead, from and after the declaration or declarations required by the following subsections are filed for record or, if the homestead is a mobile home not yet occupied as a homestead and located on land not owned by the owner of the mobile home, from and after delivery of a declaration as prescribed in RCW 6.15.060(3)(c) or, if the homestead is any other personal property, from and after the delivery of a declaration as prescribed in RCW 6.15.060(3)(d).

(2) An owner who selects a homestead from unimproved or improved land that is not yet occupied as a homestead must execute a declaration of homestead and file the same for record in the office of the recording officer in the county in which the land is located. However, if the owner also owns another parcel of property on which the owner presently resides or in which the owner claims a homestead, the owner must also execute a declaration of abandonment of homestead on that other property and file the same for record with the recording officer in the county in which the land is located.

(3) The declaration of homestead must contain:

(a) A statement that the person making it is residing on the premises or intends to reside thereon and claims them as a homestead; (b) A legal description of the premises; and (c) An estimate of their actual cash value.

(4) The declaration of abandonment must contain: (a) A statement that premises occupied as a residence or claimed as a homestead no longer constitute the owner's homestead; (b) A legal description of the premises; and (c) A statement of the date of abandonment.

(5) The declaration of homestead and declaration of abandonment of homestead must be acknowledged in the same manner as a grant of real property is acknowledged.

[1993 c 200 § 3]