

Return Address:

McCarthy & Holthus, LLP
 Attn: Grace Chu, WSBA No. 51256
 108 1st Avenue South, Ste. 400
 Seattle, WA 98104
 WA-24-996505-JUD

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)

Sheriff's Amended Certificate of Sale of

1. Real Property 2. _____
 3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ Of document.

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

Don McDermott, Sheriff of the County of

1. Skagit in the State of Washington , _____
 2. _____ , _____

Additional names on page _____ of document.

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

1. Nationstar Mortgage LLC , _____
 2. _____ , _____

Additional names on page _____ of document

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

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.

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

P67245, 3946-000-007-0004

☐ Assessor Tax # not yet assigned

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.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

/s/ - David M. Swartley WSBA# 51732

Signature of Requesting Party

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 AMENDED CERTIFICATE
OF SALE OF REAL PROPERTY**

Parcel Number: P67245

Partial Legal Description: LOT 7, LIND'S
MCLEAN TRACTS

I, DON McDERMOTT, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a In Rem Default Judgment and Decree of Foreclosure entered in the Superior Court of said County and State on the 15th day of April 2025, in an action wherein NATIONSTAR MORTGAGE LLC, is plaintiff and RICKY OLSON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, LENDMARK FINANCIAL SERVICES, LLC, OCCUPANTS OF THE PROPERTY, are defendants.

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 \$346,184.23 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 24th day of October 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:

NATIONSTAR MORTGAGE LLC
c/o MCCARTHY & HOLTHUS LLP
108 1ST AVENUE SOUTH. STE. 400
SEATTLE. WA 98104

Who made the highest and best bid therefore of \$370,000.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:

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.

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 8 months as provided by law.

Given under my hand this 17th day of November 2025.

DON McDERMOTT, SHERIFF
SKAGIT COUNTY, WASHINGTON

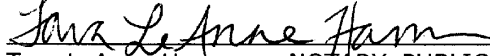
By:


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 17th day of November 2025.



Tara LeAnne Hammer, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires June 6, 2029.