

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR KITSAP
COUNTY

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

LEROY RUDY COSTELLO; UNKNOWN
HEIRS AND DEVISEES OF VICTORIA ANN
COSTELLO, deceased; THE WASHINGTON
STATE HOUSING FINANCE COMMISSION;
ASMC SERVICING, LTD; THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; and OCCUPANTS OF THE
PREMISES,
Defendants.

SHERIFF'S NOTICE TO JUDGEMENT
DEBTOR OF SALE OF REAL PROPERTY

CAUSE NO: 24-2-02744-18

JUDGEMENT RENDERED ON: 09/10/2025

ORDER OF SALE ISSUED: 10/08/2025

DATE OF LEVY: 11/04/2025

TO: Leroy Rudy Costello; and Victoria Ann Costello, deceased Judgment Debtor(s)

The Superior Court of Kitsap County has directed the undersigned Sheriff of Kitsap County to
sell the property described below to satisfy a judgment in the above-entitled action. The property
to be sold is described below.

LEGAL DESCRIPTION:

PARCEL I:

LOT 1, HUGE CREEK, ACCORDING TO THE PLAT RECORDED IN VOLUME 19 OF
PLATS, PAGES 21 THROUGH 26, INCLUSIVE, RECORDS OF KITSAP COUNTY,
WASHINGTON.

PARCEL II:

A NON-EXCLUSIVE PRIVATE ROAD EASEMENT AS DELINEATED ON THE PLAT OF
HUGE CREEK, ACCORDING TO THE PLAT RECORDED IN VOLUME 19 OF PLATS,
PAGES 21 THROUGH 26, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

Post Office Address: 3498 SW Firdrona Ln N, Port Orchard, WA 98367

Assessor's Property Tax Parcel or Account Number: 4871-000-001-0007

The sale of the above-described property is to take place:

Time: 9:00 a.m.
Date: Friday, December 19th, 2025
Place: Main Entrance, Kitsap County Courthouse, 614 Division Street,
Port Orchard, Washington

The judgment debtor can avoid the sale by paying the judgment amount of \$319,328.08 together with interest, costs, and fees, before the sale date. For the exact amount, contact the Sheriff at the address stated below.

This property is subject to:

A redemption period of one year, which will expire at 4:30 p.m. on the 19th day of December 2026.

The judgment debtor or debtors or any of them may redeem the above-described property at any time up to the end of the redemption period by paying the amount bid at the Sheriff's Sale plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned Sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR OR DEBTORS DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE 19TH DAY OF DECEMBER 2026, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS A PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR OR DEBTORS AT THE TIME OF SALE, HE, SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE. THE JUDGMENT DEBTOR MAY ALSO HAVE A RIGHT TO RETAIN POSSESSION DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.

If the sale is not pursuant to a judgment of foreclosure of a mortgage or a statutory lien, the Sheriff has been informed that there is not sufficient personal property to satisfy the judgment and that if the judgment debtor or debtors do have sufficient personal property to satisfy the judgment, the judgment debtor or debtors should contact the Sheriff's Office immediately.

Dated this 4th day of November 2025.

John Gese, Sheriff
Kitsap County, Washington

By  #7
Jeffrey Menge, Lieutenant of Investigations and Support Services
Kitsap County Sheriff's Office
614 Division Street, MS #37
Port Orchard, Washington 98366-4688
(360) 337-7104

RECEIVED FOR FILING
KITSAP COUNTY CLERK

OCT 08 2025

25 OCT 17 AM 9:48

DAVID T. LEWIS III

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

LEROY RUDY COSTELLO; UNKNOWN
HEIRS AND DEVISEES OF VICTORIA ANN
COSTELLO, deceased; THE WASHINGTON
STATE HOUSING FINANCE COMMISSION;
ASMC SERVICING, LTD; THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; and OCCUPANTS OF THE
PREMISES,

Defendants.

No.: 24-2-02744-18

ORDER OF SALE ON REAL PROPERTY

TO THE KITSAP COUNTY SHERIFF'S DEPARTMENT:

On September 10, 2025, a DEFAULT JUDGMENT AND DECREE OF
FORECLOSURE in favor of Plaintiff LAKEVIEW LOAN SERVICING, LLC was entered in the
Superior Court of Washington, County of Kitsap, against defendants LEROY RUDY
COSTELLO; UNKNOWN HEIRS AND DEVISEES OF VICTORIA ANN COSTELLO,
deceased ("Judgment Debtor, In Rem"); THE WASHINGTON STATE HOUSING FINANCE

1 COMMISSION; ASMC SERVICING, LTD; THE SECRETARY OF HOUSING AND URBAN
2 DEVELOPMENT; and OCCUPANTS OF THE PREMISES ("Judgment Defendants, In Rem").

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

5
6 PARCEL I:

7 LOT 1, HUGE CREEK, ACCORDING TO THE PLAT RECORDED IN VOLUME 19
8 OF PLATS, PAGES 21 THROUGH 26, INCLUSIVE, RECORDS OF KITSAP
9 COUNTY, WASHINGTON.

10 PARCEL II:

11 A NON-EXCLUSIVE PRIVATE ROAD EASEMENT AS DELINEATED ON THE
12 PLAT OF HUGE CREEK, ACCORDING TO THE PLAT RECORDED IN VOLUME
13 19 OF PLATS, PAGES 21 THROUGH 26, INCLUSIVE, RECORDS OF KITSAP
14 COUNTY, WASHINGTON.

15 APN: 4871-000-001-0007

16
17 Commonly referred to as: 3498 SW Firdrona Ln N, Port Orchard, WA 98367 referred to
18 in the Judgment, be sold at public auction, as particularly set out in said Judgment.

19 The total amount due and owing on the Judgment through September 30, 2025 is
20 \$355,596.31 consisting of the following: the judgment amount of \$345,414.22, principal and
21 interest; \$9,386.13 awarded for attorneys' fees and costs; plus pre-judgment interest accruing
22 from August 29, 2025 through September 10, 2025, \$313.56 (\$24.12 per diem x 13 days); plus
23 post-judgment interest accruing from September 11, 2025 through September 30, 2025, at the rate
24 of 2.875% per annum, of \$482.40 (\$24.12 per diem x 20 days); pursuant to the Judgment, post-
25 judgment amounts advanced for attorneys' fees, and costs for publication and Sheriff's fees of an
26 unknown amount.
27

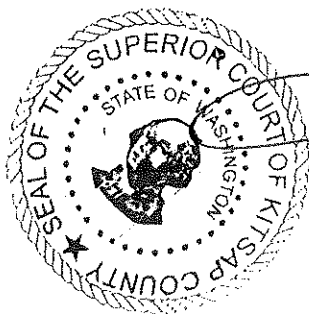
1 It is ordered, adjudged, and decreed that the Sheriff is hereby authorized to make the
2 return within 60 days after issuance by the court. For purposes of the sale, the Order may be
3 automatically extended for 30 days, pursuant to RCW 6.21.050.

4 In the name of the State of Washington, you are hereby commanded and required to
5 proceed to notice for sale and to sell the Subject Property, which is more particularly described in
6 the Notice of Sale, and apply the proceeds of said sale as in said Judgment and Decree directed,
7 and to make and file your report of such sale with the Clerk of this Court, and do all things
8 according to the terms and requirements of said Judgment, and the provisions of Washington
9 Law.

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

14 WITNESS, the Honorable KEVIN HULL, Judge of
15 the above entitled Court, and the seal thereof, this 8 day of October, 2028

16 SUPERIOR COURT, KITSAP COUNTY



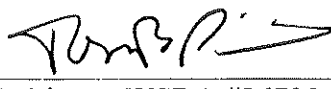
By: 
CLERK OF THE COURT

22 By: DAVID T. LEWIS III
DEPUTY

23 By: KEVIN HULL
24 JUDGE/COURT COMMISSIONER

1 DATED: September 30, 2025

ZBS LAW, LLP

2
3 By: 

4 Tom B. Pierce, WSBA #26730

5 Attorneys for Plaintiff