

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

BRIANNA G L CORTINA, ISAAC CORTINA;
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT , OCCUPANTS OF THE
PROPERTY,

Defendants.

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

CAUSE NO: 25-2-00249-18

JUDGEMENT RENDERED ON: 05/15/2025

ORDER OF SALE ISSUED: 06/03/2025

DATE OF LEVY: 06/30/2025

TO: Brianna G L Cortina, Isaac Cortina [in rem] 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:

LOT 130, MEGAN HEIGHTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 22
OF PLATS, PAGES 30 THROUGH 36, INCLUSIVE, RECORDS OF KITSAP COUNTY,
WASHINGTON

Post Office Address: 6885 E Cascade Dr. Port Orchard, WA 98366

Assessor's Property Tax Parcel or Account Number: 5506-000-130-0001

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

Time: 9:00 a.m.

Date: Friday, - August 15, 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 \$228,748.41 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 eight months, which will expire at 4:30 p.m. on the 15th day of April 2026.

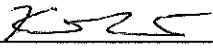
The judgment debtor or debtors or any of them may redeem the above-described property at any time up to the end of the redemption period by paying the amount bid at the Sheriff's Sale plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming 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 15th DAY OF APRIL 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 30TH day of June 2025.

John Gese, Sheriff
Kitsap County, Washington

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

25-2-00249-18
ORSI 15
Order of Sale Issue
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25 JUN 24 PM 3:03



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KITSAP COUNTY CLERK
DAVID T. LEWIS III

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

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

BRIANNA G L CORTINA, ISAAC
CORTINA; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT,
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 25-2-00249-18

ORDER OF SALE FOR PROPERTY
ADDRESS:
6885 E CASCADE DR
PORT ORCHARD, WA 98366

(Clerk's Action Required)

THE STATE OF WASHINGTON TO: Kitsap County Sheriff

A Judgment of Foreclosure was entered and docketed in this case on May 15, 2025. The Judgment was entered in favor of the Judgment Creditor: Lakeview Loan Servicing, LLC, 1 Fountain Plaza, Buffalo, NY, 14203; against BRIANNA G L CORTINA, ISAAC CORTINA, with a money award in the amount of \$250,141.99, plus post judgment interest at the rate of 3.5000% per annum from May 15, 2025 to date of sale, with a per diem of \$23.98, 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 thereon from the date

ORDER OF SALE - 1

MH FILE NO.: WA-25-1005731-JUD

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

ORIGINAL

1 of payment may also be added to the Judgment and paid from sale of the Property pursuant to the
2 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 October 16, 2020, 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 LOT 130, MEGAN HEIGHTS, ACCORDING TO THE PLAT RECORDED IN
9 VOLUME 22 OF PLATS, PAGES 30 THROUGH 36, INCLUSIVE, RECORDS OF
KITSAP COUNTY, WASHINGTON.

10 APN/Parcel No. 5506-000-130-0001 and commonly known as: 6885 E CASCADE DR,
11 PORT ORCHARD, WA 98366.

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.

1 WITNESS, the Honorable JEFFREY P. BASSETT, Judge of the Superior Court and seal
2 of said court, affixed this 3rd day of June, 2025 at Port Orchard Washington.



3
4 DAVID T. LEWIS III

Title Clerk

By: [Signature]

Deputy Clerk

5
6
7 Presented by:

8 Dated: May 27, 2025

McCarthy & Holthus, LLP

9
10 [Signature]

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

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22 STATE OF WASHINGTON
COUNTY OF KITSAP

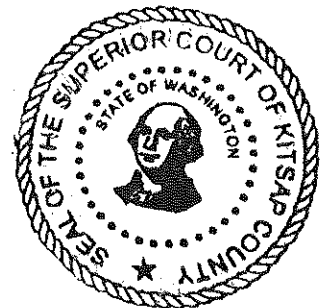
23 I, DAVID T. LEWIS III, Clerk of the above
24 entitled County do hereby certify that the foregoing
instrument is a true and exact copy of the original
now on file in my office.

25 In witness whereof, I hereunto set my hand and
the seal of said Court this 23 day of June, 2023

26 DAVID T. LEWIS III, COUNTY CLERK

27 BY: [Signature]

Deputy



28 ORDER OF SALE - 3

MH FILE NO.: WA-25-1005731-JUD

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