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Skagit County Auditor

11/20/2008 Page 1 of 5 1:09PM

When recorded return to:

Craig Sjostrom  
411 Main Street  
Mount Vernon, Washington 98273

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## ***Judgment & Decree of Foreclosure***

### **08-2-00760-2**

**Grantors:** Stephen O. Lockwood Jane Doe Lockwood

**Grantee:** Cascade River Community Club

**Legal Description:** Lot 29, Cascade River Park Div. 2

**Assessor's Property Tax Parcel or Account No.:** P63829

**Reference Nos of Documents Assigned or Released:** N/A

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

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ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY  
CLUB, Inc., a Washington nonprofit  
corporation

Plaintiff

vs.

CHARLES J. DAVENPORT & JANE  
DOE DAVENPORT, h/w; GENE R.  
FAZIO & JANE DOE FAZIO, h/w;  
CHICAGO TITLE INS. Co.; GLORIA  
HANEY & JOHN DOE HANEY, h/w;  
CASCADE RIVER DEVELOPMENT  
Co., a Washington corporation; WAYNE  
KEETON & LINDSAY KEETON, h/w;  
STEPHEN O. LOCKWOOD & JANE  
DOE LOCKWOOD, h/w

Defendants

Nº 08-2-00760-2

DEFAULT JUDGMENT & DECREE  
OF FORECLOSURE AGAINST  
DEFENDANTS LOCKWOOD

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Stephen O. Lockwood & Jane Doe Lockwood
Principal Judgment Amount:	\$2,114.80
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$139.00
Attorney's Fees:	\$350.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against defendants; now, therefore, judgment is hereby entered against defendants Stephen O. Lockwood and Jane Doe Lockwood, and in favor of

DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE  
(LOCKWOOD)

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ORIGINAL

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plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of plaintiff and against defendants in the principal amount of \$2,114.80.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$139.00, and a reasonable attorney's fee of \$350.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

**III. DECREE OF FORECLOSURE**

3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, lien or interest on the part of the Defendant or persons claiming by, through or under the Defendant:

Lot 29, "Cascade River Park Div. No. 2", as per plat recorded under Auditor's File No. 682848. (P63829)

- 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law.
- 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be applied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's judgment.
- 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, plus the costs of sale.
- 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and of every person claiming by, through or under the Defendant, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the Defendant may have by law.
- 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to the Plaintiff.

DONE IN OPEN COURT on 11-10, 2008.

*Susan K Cook*  
JUDGE/ COMMISSIONER

Presented by:

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE  
(LOCKWOOD)

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3 **CRAIG SJOSTROM #21149**  
4 **Attorney for Plaintiff**  
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**DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE  
(LOCKWOOD)**

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Skagit County Auditor

State of Washington, } ss.  
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County  
and ex-officio Clerk of the Superior Court of the  
State of Washington, County of Skagit, do  
heraby certify that the foregoing instrument is a true  
and correct copy of the original, consisting of 3  
pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set  
my hand and affixed the Seal of said Court at my  
office at Mount Vernon this 20 day of November  
20 08 Nancy K. Scott, County Clerk

By Jessie Blum  
Deputy Clerk



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