



200812220042

Skagit County Auditor

12/22/2008 Page

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5 10:05AM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Amended Judgment & Decree of Foreclosure
07-2-00-350-1

Grantors: Peter Criscuolo

Grantee: Cascade River Community Club

Legal Description: Lot 18, Cascade River Park Div. 1

Additional Legal Descriptions Located on Page 3

Assessor's Property Tax Parcel or Account No.: P63565

Reference Nos of Documents Assigned or Released: 200808260079

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2008 DEC 15 PM 3:11

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

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

Plaintiff

vs.

Nº 07-2-00350-1

DEFAULT JUDGMENT & DECREE OF FORECLOSURE AGAINST DEFENDANTS CRISCUOLO & MINETTI

(Amended)

DOUGLAS COWELL, as his separate property if married; PETER W. CRISCUOLO, as his separate property if married; CASCADE RIVER DEVELOPMENT CO., a Washington corporation; CONNIE PRIANO, as her separate property if married; MICHAEL SWANSON, as his separate property if married; CHRISTOPHER EUGENE SWANSON, as his separate property if married; RICHARD SWANSON, as his separate property if married; MARTIN E. SWANSON, Jr., as his separate property if married; JANESE SWANSON, as her separate property if married; DIANA JEAN SWANSON, as her separate property if married; and JEANIE SWANSON, as her separate property if married

Defendants

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Peter Criscuolo
Principal Judgment Amount:	\$4,176.40
Interest to Date of Judgment:	\$ 0.00
Taxable Costs:	\$120.00
Attorney's Fees:	\$525.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

AMENDED DEFAULT JUDGMENT & DECREE OF FORECLOSURE (CRISCUOLO/ MINETTI)

ORIGINAL

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

411 Main St. Mt. Vernon Wash 98273

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08-9-01584-8

OK

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against defendant; now, therefore, judgment is hereby entered against defendant Peter Criscuolo, and in favor of plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of plaintiff and against defendant in the principal amount of \$4,176.40.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$120.00, and a reasonable attorney's fee of \$525.
- 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 Defendants or persons claiming by, through or under the Defendants:

Lot 18, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive, records of Skagit County, Washington.
(P63565)

- 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 judgment, plus the costs of sale.
- 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and of every person claiming by, through or under the Defendants, 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 Defendants 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 CHAMBERS on 12/15, 2008.

AMENDED DEFAULT JUDGMENT &
DECREE OF FORECLOSURE
(CRISCUOLO/ MINETTI)

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CRAIG D. SJOSTROM
Attorney at Law WSB# #21149



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Susan K Cool
JUDGE/ COMMISSIONER

Presented by:

Craig S Jostrom
CRAIG SJOSTROM #21149
Attorney for Plaintiff

AMENDED DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(CRISCUOLO/ MINETTI)



200812220042
Skagit County Auditor

UNOFFICIAL

DOCS

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 for the County of Skagit, do hereby 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 22 day of December 20 00 Nancy K. Scott, County Clerk.

By [Signature]
Deputy Clerk



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Skagit County Auditor