



200911230070

Skagit County Auditor

11/23/2009 Page

1 of

4 10:46AM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Judgment
09-2-00981-6

Grantors: (1) Hallie Herwick & John Doe Herwick
(2) Linda C. Rothrock & John Doe Rothrock

Grantees: Cascade River Community Club

Legal Description: Lot 6, Cascade River Park No. 1

Additional Legal Descriptions Located on Page 2

Assessor's Property Tax Parcel or Account No.: P63553

Reference Nos of Documents Assigned or Released: 200905070045

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2009 NOV 12 PM 1:54
BW

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

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

Plaintiff

N^o 09-2-00981-6

DEFAULT JUDGMENT & DECREE OF FORECLOSURE

vs.

HALLIE HERWICK & JOHN DOE HERWICK, h/w; LINDA C. ROTHROCK & JOHN DOE ROTHROCK, h/w

Defendants

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Hallie Herwick & John Doe Herwick
Principal Judgment Amount:	\$4,787.30
Interest to Date of Judgment:	\$291.19
Taxable Costs:	\$434.00
Attorney's Fees:	\$1,500.00
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 Hallie Herwick & John Doe Herwick, and in favor of plaintiff, as follows:

2.1 Judgment shall be entered in favor of plaintiff and against the said defendants in the principal amount of \$4,787.30, plus prejudgment interest to November 5th, 2009 in the amount of \$291.19, for a total principal judgment of \$5,078.49.

DEFAULT JUDGMENT & DECREE OF FORECLOSURE

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CRAIG D. SJOSTROM



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Skagit County Auditor

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CERTIFIED COPY

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13

1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$434.00, and a
2 reasonable attorney's fee as prayed for of \$1,500.

3 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

4 **III. DECREE OF FORECLOSURE**

5 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
6 superior to any right, title, claim, lien or interest on the part of the Defendant or persons
7 claiming by, through or under the Defendant:

8 Lot 6, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages
9 55-59 inclusive, records of Skagit County, Washington.
10 (P63553)

11 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
12 one or more parcels in accordance with and in the manner provided by law.

13 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
14 be applied first toward the payment of the costs of said sale and then towards the payment
15 of Plaintiff's judgment.

16 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that
17 the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, plus the costs
18 of sale.

19 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and
20 of every person claiming by, through or under the Defendant, in or to said property,
21 including the right of possession thereof from and after said sale, be forever barred and
22 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
23 premises as allowed by law, subject only to such statutory rights of redemption as the
24 Defendant may have by law.

25 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
26 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
27 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
28 Plaintiff.

29 DONE IN CHAMBERS on 11/12/09, 2009.

30 
JUDGE/COMMISSIONER

Presented by:


31 CRAIG SJOSTROM #21149
32 Attorney for Plaintiff

CRAIG D. SJOSTROM
Attorney at Law WSBA #21149
411 Main St., Mt. Vernon, Wash. 98273

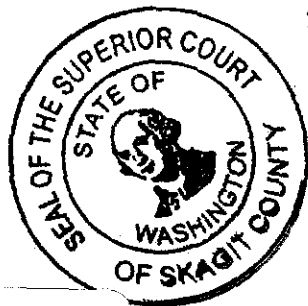


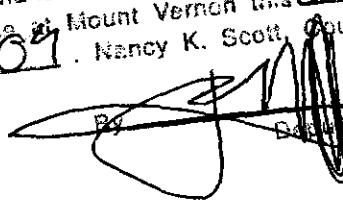
UNOFFICIAL DOCUMENT

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 8 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said County in my office at Mount Vernon this 23 day of NOV, 2009. Nancy K. Scott, County Clerk.



By  Clerk



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Skagit County Auditor