



201102010149

Skagit County Auditor

2/1/2011 Page

1 of

4 11:00AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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**Judgment**  
**11-2-00227-9**

Grantors: International Autohaus, LLC

Grantees: Cascade River Community Club

Legal Description: Lot 73, Cascade River Park No. 3

Additional Legal Description Located on Page 3

Assessor's Property Tax Parcel or Account No.: P63946

Reference Nos of Documents Assigned or Released: N/A

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2011 JAN 31 PM 12: 52

ORIGINAL

**IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**

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

Plaintiff

vs.

INTERNATIONAL AUTOHAUS, LLC

Defendant

N<sup>o</sup> **11 2 00227 9**

DEFAULT JUDGMENT & DECREE OF FORECLOSURE

**I. JUDGMENT SUMMARY**

Judgment Creditor:	..... Cascade River Community Club
Judgment Debtor:	..... International Autohaus, LLC
Principal Judgment Amount:	..... \$2,516.17
Interest to Date of Judgment:	..... \$100.89
Taxable Costs:	..... \$280.00
Attorney's Fees:	..... \$750.00
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 Defendant; now, therefore, judgment is hereby entered against defendants, 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 \$2,516.17, plus prejudgment interest of \$100.89, for a total judgment of \$2,617.06.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$280.00, and a reasonable attorney's fee as prayed for of \$750.00.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

ORIGINAL

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149



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DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE

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1 **III. DECREE OF FORECLOSURE**

2 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,  
3 superior to any right, title, claim, lien or interest on the part of the Defendants or persons  
4 claiming by, through or under the Defendants:

5 Lot 73, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages  
6 22-24 inclusive, records of Skagit County, Washington.  
7 (P63946)

8 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in  
9 one or more parcels in accordance with and in the manner provided by law.

10 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale  
11 be applied first toward the payment of the costs of said sale and then towards the payment  
12 of Plaintiff's judgment.

13 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that  
14 the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs  
15 of sale.

16 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and  
17 of every person claiming by, through or under the Defendant, in or to said property,  
18 including the right of possession thereof from and after said sale, be forever barred and  
19 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the  
20 premises as allowed by law, subject only to such statutory rights of redemption as the  
21 Defendant may have by law.

22 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not  
23 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the  
24 Sheriff of Skagit County, Washington, to deliver possession of said premises to the  
25 Plaintiff.

26 DONE IN OPEN COURT on 1-31, 2011.

27   
28 JUDGE/ COMMISSIONER

29 Presented by:

30   
31 CRAIG SJOSTROM #21149  
32 Attorney for Plaintiff



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**CRAIG D. SJOSTROM**

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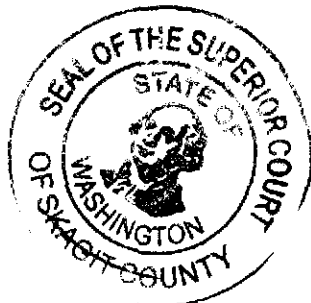
DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

UNOFFICIAL DOCUMENT



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Skagit County Auditor

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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 2 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 31 day of Jan, 2011.

Nancy K. Scott, County Clerk.

By Shelby Kress  
Deputy Clerk