



201102160051  
Skagit County Auditor

When recorded return to:

2/16/2011 Page 1 of 5 2:10PM

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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## **JUDGMENT**

**Grantor:** Laverne Howard, as successor to Wyman Fritsch

**Grantee:** City of Sedro Woolley.

**Legal Description:** ptn Plat 1, Tract 18, Sedro Woolley Home Acreage (Additional Description on page 2)

**Assessor's Property Tax Parcel or Account No.:** P76823

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

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FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
2011 FEB 15 PM 4:21

ORIGINAL

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

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Plaintiff

vs.

LAVERNE HOWARD, as Successor to  
WYMAN FRITSCH, Deceased

Defendant

2373-8  
Nº 09-2-02378-8

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

**I. JUDGMENT SUMMARY**

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Laverne Howard, as Successor to Wyman Fritsch
Principal Judgment Amount:	\$13,862.20
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$737.00
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, an Order finding Defendant to be in default having been entered previously; the Court having reviewed the records and files herein and considered the arguments presented, and deeming itself fully advised; 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 \$13,862.20.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$737.00, and a reasonable attorney's fee as prayed for of \$1,500.00.

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE  
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OR

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201102160051  
Skagit County Auditor

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:

Parcel A:

The East 50 feet of the West 100 feet of the South 140 feet, less the South 20 feet, of Plat 1, Tract 18 of Sedro Woolley Home Acreage, per the plat thereof recorded in the Office of the Auditor for Skagit County, Wash.

Parcel B:

The West 78 feet of the North 170 feet of the West 50 feet of the South 140 feet, of Plat 1, Tract 18 of Sedro Woolley Home Acreage, per the plat thereof recorded in the Office of the Auditor for Skagit County, Wash.

Parcel C:

The West 22 feet of the East 78 feet of the North 170 feet of Plat 1, Tract 18 of Sedro Woolley Home Acreage, per the plat thereof recorded in the Office of the Auditor for Skagit County, Wash.

(P76823)

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 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.



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2/16/2011 Page

3 of

5 2:10PM

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

cdsjostrom@comcast.net

DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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1 DONE IN OPEN COURT on 2/15, 2011.

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4 JUDGE/ COMMISSIONER

5 Presented by:

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7 CRAIG SJOSTROM #21149  
8 Attorney for Plaintiff  
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4 of 5 2:10PM

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DEFAULT JUDGMENT

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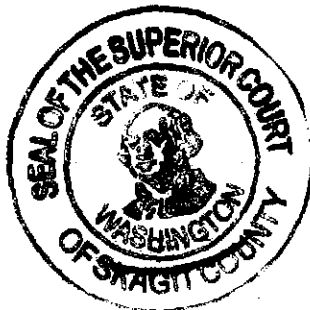
UNOFFICIAL DOCUMENT

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 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 15 day of Feb, 2011. Nancy K. Scott, County Clerk.

By [Signature]  
Deputy Clerk



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