



201103150055

Skagit County Auditor

3/15/2011 Page

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5 1:42PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

AMENDED 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: 201102160051

2011 MAR 14 PM 2:52

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

N^o 09-2-02378-8

AMENDED 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.

ORIGINAL



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.

(P77095)

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.



1 DONE IN OPEN COURT on March 14, 2011.

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JUDGE/ COMMISSIONER

5 Presented by:

6 
7 CRAIG SJOSTROM #21149
8 Attorney for Plaintiff



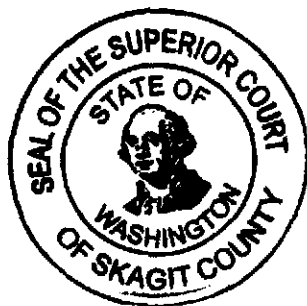
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State of Washington, } ss.
County of Skagit

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 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 14 day of March, 2011. Nancy K. Scott, County Clerk.



By Carla Orsini
Deputy Clerk



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