



201106070034

Skagit County Auditor

When recorded return to:

6/7/2011 Page 1 of 4 1:40PM

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

JUDGMENT

• 11-2-00280-5

Grantor: Virginio Ramilo

Grantee: City of Sedro Woolley.

Legal Description: Lot 25, Sauk Mountain View Estates South PUD (Additional Description on page 2)

Assessor's Property Tax Parcel or Account No.: P122939

Reference Nos of Documents Assigned or Released: N/A

2011 JUN -6 PM 1:35

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THE CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation

Plaintiff

vs.

VIRGINIO L. RAMILO, as his separate
property if married; AMERICAN BROKERS
CONDUIT, Inc., a New York corporation

Defendants

Nº 09-2-02372-0

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Virginio L. Ramilo
Principal Judgment Amount:	\$3,256.08
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$729.60
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

II. JUDGMENT

COME NOW Plaintiff, by and through its attorney, and Defendant Moreno, appearing
pro se, and stipulate to the entry of judgment, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Ramilo in the principal amount of \$3,256.08.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$729.60, and a reasonable attorney's fee of \$1,500.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

ORIGINAL

CRAIG D. SJOSTROM

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

C:\S.L.O\clients\CSW\Ramilo\pleadings\judgment.wpd



201106070034

Skagit County Auditor

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 25, "SAUK MOUNTAIN VIEW ESTATES SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT PHASE 3", as per the plat recorded on May 26th, 2005, under Skagit County, Wash. Auditor's File No. 200505260107

(P122939)

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 Moreno, 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.

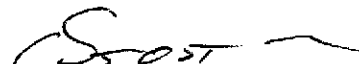
3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and of every person claiming by, through or under the Defendants, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the 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.

DATED on 6-6, 2011.


JUDGE/ COMMISSIONER

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff



201106070034
Skagit County Auditor

6/7/2011 Page 3 of 4 1:40PM

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

C:\S.L.O\clients\CSWR\amilo\pleadings\judgment.wpd

UNOFFICIAL



State of Washington, } ss.
County of Skagit

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 6 day of June,
2011. Nancy K. Scott, County Clerk.

By [Signature]
Deputy Clerk

201106070034
Skagit County Auditor