

CHMELIK SITKIN & DAVIS P.S.  
1500 Railroad Avenue  
Bellingham, WA 98225  
(360) 671-1796



201201090095  
Skagit County Auditor

1/9/2012 Page 1 of 6 10:09AM

**DOCUMENT TITLE(S):**

DEFAULT JUDGMENT AND ORDER OF FORECLOSURE

**REFERENCE NUMBER OF DOCUMENTS ASSIGNED OR RELEASED:**

N/A

**GRANTORS:**

REINHART, TAMARA

**GRANTEE:**

LAKE TYEE

**ABBREVIATED LEGAL DESCRIPTION:**

LOTS 4 AND 6, BLOCK A, DIV. III, LAKE TYEE

Additional Legal Description can be found on page 3 of document.

**TAX PARCEL ID #:**

P79802; P79804

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
2011 DEC 14 PM 1:46

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF SKAGIT

LAKE TYEE, a Washington  
non-profit corporation,

Plaintiff,

vs.

TAMARA REINHART,

Defendant.

No. 11-2-01607-5

DEFAULT JUDGMENT  
AND ORDER OF FORECLOSURE

JUDGMENT SUMMARY

Creditor:	Lake Tyee
Debtor:	Tamara Reinhart
Principal Judgment:	\$10,080.69
Post-judgment Interest:	12% per annum
Attorneys' Fees:	\$2,000.00
Costs:	\$676.06
Attorneys for Judgment Creditor:	Richard A. Davis III, WSBA #20940 Seth A. Woolson, WSBA #37973
Attorney for Judgment Debtor:	N/A

11 9 02604 1

DEFAULT JUDGMENT AND ORDER OF  
FORECLOSURE - 1

CHMELIK SITKIN & DAVIS P.S.



201201090095  
Skagit County Auditor

ORIGINAL

1           **THIS MATTER** having come before the Court on Plaintiff's Motion for Order of  
2           Default, Default Judgment and Order of Foreclosure before the undersigned judge; and the  
3           Court having considered the evidence submitted in the records and files herein, and being  
4           duly advised in the premises;

5           **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

6           1. Plaintiff is hereby awarded the principal judgment of \$10,080.69 against  
7           Defendant, Tamara Reinhart, including pre-judgment interest on the unpaid balance.

8           2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$2,000.00 and costs  
9           in the amount of \$676.06.

10          3. Interest shall accrue on the unpaid judgment, attorneys' fees and costs at the rate  
11          of twelve percent (12%) per annum, until paid.

12          4. Plaintiff is hereby awarded judgment and foreclosure against Defendant's interest  
13          in the real property legally described as follows:

14                   LOTS A-04 AND A-06, LAKE TYEE III, ACCORDING TO THE PLAT  
15                   THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGES 68  
16                   THROUGH 74, INCLUSIVE, RECORDS OF SKAGIT COUNTY,  
                    WASHINGTON;

17                   SITUATE IN SKAGIT COUNTY, WASHINGTON;

18                   TAX PARCEL NO. P79802; P79804.

19          5. Plaintiff's lien is hereby declared a valid lien against the property. Said lien is  
20          hereby foreclosed as in the case of a mortgage in the manner provided by Washington State  
21          law, and the proceeds thereof shall be first applied to such other additional amounts for  
22          taxes, assessments, costs of foreclosure, interest, and the remainder to satisfy the judgment,  
23          together with interest thereon from the date of judgment, plus all additional assessments and  
24          late charges that come due prior to the date of sale.  
25

DEFAULT JUDGMENT AND ORDER OF  
FORECLOSURE - 2



201201090095  
Skagit County Auditor

1           6. A deficiency judgment shall be entered against Defendant, Tamara Reinhart, for  
2           any amount of the judgment left unsatisfied.

3           7. Further levy and sales may be made under the same execution upon other  
4           property of the Defendant, including but not limited to any mobile home, trailer or  
5           improvements which may be situated on the Property.

6           8. That Plaintiff may, as an alternative to further levy and sales, remove any property  
7           from the Property, including any mobile home, trailer or improvements remaining on the  
8           Property following confirmation of sale of the underlying Property, and dispose of it in any  
9           manner that the Plaintiff sees fit, without further order from this Court.

10          9. Defendant's period of redemption is one (1) year from the date of the Sheriff's  
11          sale, and the Sheriff is hereby ordered to issue the Sheriff's deed to the purchaser at the  
12          termination of the one (1) year period, if not earlier redeemed. Nothing herein shall excuse  
13          Defendant from paying all dues and assessments owing at the time of redemption.

14          10. The purchaser is hereby entitled to immediate possession of the property.

15          11. Plaintiff is hereby granted the right to become a bidder and purchaser at the sale.  
16          If Plaintiff is the successful bidder, it may apply the whole or any part of the judgment herein  
17          granted in lieu of cash to satisfy the bid.

18          12. The rights of Defendant are hereby adjudged to be inferior and subordinate to the  
19          Plaintiff's judgment and are hereby foreclosed upon except for the statutory right to  
20          redemption.

21          13. Plaintiff is hereby awarded, pursuant to its bylaws, its attorneys' fees and costs of  
22          collection and/or foreclosure.

23          14. Plaintiff may also obtain further judgment on additional dues and assessments  
24          which may become due by submitting a subsequent affidavit to that effect.  
25

DEFAULT JUDGMENT AND ORDER OF  
FORECLOSURE - 3




201201090095  
Skagit County Auditor

DONE IN OPEN COURT this 14 day of December, 2011.

  
JUDGE/COURT COMMISSIONER

Presented By:

  
Richard A. Davis III, WSBA #20940  
Seth A. Woolson, WSBA #37973  
CHMELIK SITKIN & DAVIS P.S.  
Attorneys for Plaintiff

PLAINTIFFS: Late Term Loans & Farmhouse/Resort Properties/Debtors, Judgment, etc.



201201090095  
Skagit County Auditor

1/9/2012 Page 5 of 6 10:09AM

DEFAULT JUDGMENT AND ORDER OF  
FORECLOSURE - 4

CHMELIK SITKIN & DAVIS P.S.  
ATTORNEYS AT LAW

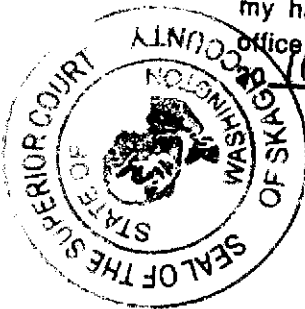
1500 Railroad Avenue Bellingham, Washington 98225  
phone 360.671.1796 • fax 360.671.3781

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 4 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 28 day of Dec,  
Nancy K. Scott, County Clerk.

By BH  
Deputy Clerk



201201090095  
Skagit County Auditor