



201202290121
Skagit County Auditor

When recorded return to:

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Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

JUDGMENT

11-2-00871-4

Grantors: Albert Loney & Denise Loney
Grantee: City of Sedro Woolley
Legal Description: W 10'6" lot 16, & Lot 17, West Add'n to Woolley
Assessor's Property Tax Parcel or Account No.: P77422
Reference Nos of Documents Assigned or Released: N/A

2012 FEB 16 PM 1:23

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THE CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation

Plaintiff

Nº 11-2-00871-4

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

vs.

ALBERT LONEY & DENISE LONEY,
h/w; MORTGAGE ELECTRONIC
REGISTRATION SERVICES, Inc., as
nominee for Countrywide Home Loans,
Inc.; HOUSEHOLD FINANCE
CORPORATION III; ACCOUNTS
RECEIVABLE, Inc.

Defendants

I. JUDGMENT SUMMARY

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Albert Loney & Denise Loney, h/w
Principal Judgment Amount:	\$5,323.92
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$856.60
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, all of the defendants having been found in default, now, therefore, judgment is entered against defendants and in favor of plaintiff, as follows:

2.1 Judgment shall be entered in favor of Plaintiff and against Defendants Loney in the principal amount of \$5,323.92.

ORIGINAL

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

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- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$856.00, 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.

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:

The West 10' 6" of Lot 16, and all of Lot 17, "WEST ADDITION TO THE TOWN OF WOOLLEY", as per the plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Wash.

(P77422)

- 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 Defendants Loney, 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 2/16, 2012.

C. D. Sjostrum
JUDGE/COMMISSIONER

Presented by:

C. Sjostrum
CRAIG SJOSTROM #21149
Attorney for Plaintiff



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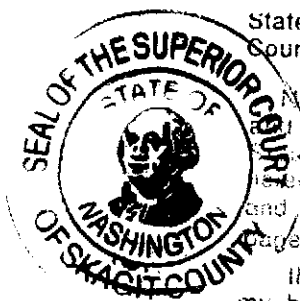
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DEFAULT JUDGMENT
& DECREE OF FORECLOSURE

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UNOFFICIAL

State of Washington, } ss.
County of Skagit



Nancy K. Scott, County Clerk of Skagit County
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 28 day of Feb,
20 12. Nancy K. Scott, County Clerk.

By

Deputy Clerk



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