

When recorded return to:

2/29/2012 Page 1 of 4 3:28PM

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

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6	IN THE SUPERIOR COURT OF	WASHINGTON FOR SKAGIT COUNTY	
7			
8	THE CITY OF SEDRO-WOOLLEY, a Washington municipal corporation	Nº 11-2-00871-4	
9	Plaintiff	DEFAULT JUDGMENT & DECREE OF FORECLOSURE	
10		BLOKED OF TOREDOUGHE	
11	vs. ALBERT LONEY & DENISE LONEY,		ļ
12	h/w; MORTGAGE ELECTRONIC REGISTRATION SERVICES, Inc., as		
13	nominee for Countrywide Home Loans, Inc.; HOUSEHOLD FINANCE CORPORATION III; ACCOUNTS	\sim	
14	CORPORATION III; ACCOUNTS RECEIVABLE, Inc.	· ·	
15	Defendants		
16			
1 7	I. JUDGM	ENT SUMMARY	
18	Judgment Creditor:	City of Sedro Woolley	
19	Judgment Debtor:		
20	Taxable Costs:	\$0.00 \$856.60	
21	Attorney for Judgment Creditor:	\$1,500.00	
22	Attorney for Judgment Debtor:	······ N/A	
23	II. JUDGMENT		
24	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		
25			
26	follows:		
27	2.1 Judgment shall be entered in favor of	Plaintiff and against Defendants Loney in the	
28	principal amount of \$5,323.92.	ter en	2 A 2
29		CRAIG D. SJOSTROM	
30	DEFAULT JUDGMENT & ORIGIN	Attorney at Law wsea #20149 1204 Cleveland Ave., Mt. Vernon, Wash. 98273	
_	DECREE OF FORECLOSURE	(360) 848-0339 FAX (360) 336-3488 ige 1 of 2 cdsjostrom@comcast.net	
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1 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. 3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum. 4 II. DECREE OF FORECLOSURE 6 1.1 Plaintiff's lief shall be a first and prior lien upon the following-described real property, sciaming by, through or under the Defendants: 7 The West of 6' of Lei 16, and all of Lei 17, 'WEST ADDITION TO THE TOWN OF WOOLLEY', as per the plat recorded in Volume 2 of Plais, page 89, records of Skagit County, Wash. (P77422) 10 1.1 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. 11 3.2 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale papiled first loward the payment of the costs of said sale and then towards the payment of of Plaintiff's indigment. 12 3.4 Plaintiff shall be eard retain a deficiency judgment against Defendants, in or to said property, all right, tile, 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 and possession of said property, including the right of possession thereof f	୍ତି	N R OR	
 reasonable attorney's fee of \$1,500. Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum. <i>HI. DECREE OF FORECLOSURE</i> 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° 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, Wesh. (PT7422) 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. Phintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be emploid first toward the payment of the costs of said sale and then towards the payment of Plaintiff's number to bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs of said. After the sale of said property, all right, title, claim, lien or interest of the Defendants, and for 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 entited 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. 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 Shriff of Skagit County, Washington, to deliver possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Shriff of Skagit County, Washington, to deliver possession of said premises	and a start of the second s		
 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. <i>III. DECREE OF FORECLOSURE</i> 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, fien or interest on the part of the Defendants or persons claiming by, through or under the Defendants: The West 10° of the 16, and all of Lot 17, "WEST ADDITION TO THE TOWN OF WOOLLEY", as per the part 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 englied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's undgment. 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 said. 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and for 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 entite to some soin 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 are not immediately surrendered to the Plaintif			
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 <i>HI. DECREE OF FORECLOSURE</i> III. DECREE OF FORECLOSURE Plaintiff's lien shall be a first and prior lien upon the following-described real property, sclaiming by, through or under the Defendants: 		2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.	
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11 one or more parcels in accordance with and in the manner provided by law. 12 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. 14 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. 15 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 and possession of said promises are not immediate possession of the 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. 20 DATED on			
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21 Plaintiff. 22 DATED on, 2012. 23 DATED on, 2012. 24 Presented by: 25 Presented by: 26 201202290121 27 CRAIG SJOSTROM #21149 28 Attorney for Plaintiff 29 3 of	20	immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the	
DATED on 2/16 , 2012. JUDGE/COMMISSIONER 24 25 Presented by: 26 201202290121 27 Skagit County Auditor 28 Attorney for Plaintiff 29 30 30 DEFAULT JUDGMENT	- 1	Plaintiff.	
 Presented by: 26 27 28 29 30 DEFAULT JUDGMENT Presented by: 201202290121 Skagit County Auditor 201202290121 Skagit County Auditor 2/29/2012 Page 3 of 4 3:28PM Attorney at Law wsbawzing 1204 Cleveland Ave., Mt. Vernon, Wash. 98273 		DATED on, 2012.	
26 27 27 26 27 201202290121 Skagit County Auditor 28 201202290121 Skagit County Auditor 2/29/2012 Page 3 of 4 3:28PM CRAIG D. SJOSTROM Attorney at Law wsbawzling DEFAULT JUDGMENT 1204 Cleveland Ave., Mt. Vernon, Wash. 98273 (26) BM 0023D # 042 588	24		
27 CRAIG SJOSTROM #21149 28 Attorney for Plaintiff 29 30 DEFAULT JUDGMENT 27 27 201202290121 Skagit County Auditor 2/29/2012 Page 3 of 4 3:28PM CRAIG D. SJOSTROM Attorney at Law wsbaw2149 1204 Cleveland Ave., Mt. Vernon, Wash. 98273 (26) RMD 023D RM			
28 CRAIG SJOSTROM #21149 2/29/2012 Page 3 of 4 3:28PM 29 30 CRAIG D. SJOSTROM 30 DEFAULT JUDGMENT 1204 Cleveland Ave., Mt. Vernon, Wash. 98273			
30 CRAIG D. SJOSTROM Attorney at Law wsbaw2149 DEFAULT JUDGMENT 1204 Cleveland Ave., Mt. Vernon, Wash. 98273	28	2/29/2019 Pore	
DEFAULT JUDGMENT 1204 Cleveland Ave., Mt. Vernon, Wash. 98273		CRAIG D. SJOSTROM	
& DECREE OF FORECLOSURE CNS L. Octient CSWL coeytyleadings/judgment wpt Page 2 of 2 cdsjostrom@comcast.net	30	DEFAULT JUDGMENT 1204 Cleveland Ave., Mt. Vernon, Wash. 98273 & DECREE OF FORECLOSURE (360) 848-0339 FAX (360) 336-3488 Base 2 of 2 distribution (360) 848-0339 FAX (360) 336-3488	

State of Washington,)

SEA/

HESUPER County of Skagit J TATE Nancy K. Scott, County Clerk of Skagit County ex-officio Clerk of the Superior Court of the of Washington, for the County of Skagit, do Sid of Washington, for the County of Skagit, do theory certify that the foregoing instrument is a true and correct copy of the original, consisting of a

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernen this 20 day of 10 20 2. Nancy K. Scott, County Clerk . Nancy K. Scott, County Clerk.

Deputy Clerk



Skagit County Auditor 2/29/2012 Page 4 of

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