



201205180044

Skagit County Auditor

5/18/2012 Page

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4 9:59AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
11-2-00164-7

Grantors: Laura Sherman

Grantees: Cascade River Community Club

Legal Description: Lot 122 and 123, Cascade River Park No. 3

Additional Legal Description Located on Page 3

Assessor's Property Tax Parcel or Account No.: P63995; P63996

Reference Nos of Documents Assigned or Released: N/A

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2012 MAY 11 AM 9:20

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY
CLUB, Inc., a Washington nonprofit
corporation

Plaintiff

vs.

LAURA SHERMAN, an unmarried
person

Defendant

Nº 11-2-00164-7

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Laura Sherman
Principal Judgment Amount:	\$1,458.50
Interest to Date of Judgment:	\$63.36
Taxable Costs:	\$443.60
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, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendant; now, therefore, judgment is hereby entered as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant in the principal amount of \$1,458.60, plus prejudgment interest of \$63.36, for a total judgment of \$1,521.96.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$443.60, and a reasonable attorney's fee as prayed for of \$1,500.00.

ORIGINAL

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

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CRAIG D. SJOSTROM

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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 Defendant or persons claiming by, through or under the Defendant:

Lots 122 and 123, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages 22-24 inclusive, records of Skagit County, Washington.

(P63995 & P63996)

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.

DATED 5/11, 2012.


JUDGE/ COMMISSIONER

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff

CRAIG D. SJOSTROM

Attorney at Law WSPA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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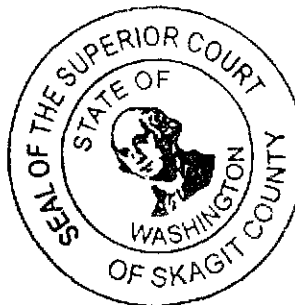
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State of Washington, } ss.
County of Skagit }

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 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 18 day of May, 20 12. Nancy K. Scott, County Clerk.

By

Karen Barlett

Deputy Clerk