



201212140142
Skagit County Auditor

12/14/2012 Page

1 of

4 2:46PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

JUDGMENT
12-2-00709-1

Grantors: Rene Macias Ortiz

Grantee: Cascade River Community Club

Legal Description: Lot 178, Cascade River Park Div. 1 (Additional Description on page 3)

Assessor's Property Tax Parcel or Account No.: P63728

Reference Nos of Documents Assigned or Released: N/A

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2012 DEC 14 AM 9:17

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

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

Plaintiff

vs.

RENE MACIAS-ORTIZ, as her separate property if married

Defendant

Nº 12-2-00709-1

DEFAULT JUDGMENT & DECREE OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Rene Macias-Ortiz
Principal Judgment Amount:	\$1,693.00
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$708.35
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 against Defendant, and in favor of Plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant in the principal amount of \$1,693.90.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$708.35, and a reasonable attorney's fee as prayed for of \$1,500.00.

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149
1204 Cleveland Ave. Mt. Vernon, Wash. 98273

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE



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1 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

2
3 **III. DECREE OF FORECLOSURE**

4 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
5 superior to any right, title, claim, lien or interest on the part of the Defendant or persons
6 claiming by, through or under the Defendant:

7 Lot 178, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats,
8 pages 54-59 inclusive, records of Skagit County, Washington.
9 (P63728)

10 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
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
13 be applied first toward the payment of the costs of said sale and then towards the payment
14 of Plaintiff's judgment.

15 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that
16 the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs
17 of sale.

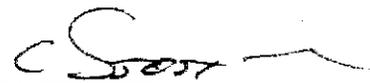
18 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and
19 of every person claiming by, through or under the Defendant, in or to said property,
20 including the right of possession thereof from and after said sale, be forever barred and
21 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
22 premises as allowed by law, subject only to such statutory rights of redemption as the
23 Defendants may have by law.

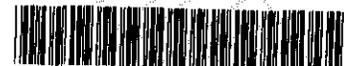
24 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
25 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
26 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
27 Plaintiff.

28 DONE EX PARTE on 12/11, 2012.

29
30 
JUDGE/COMMISSIONER

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff


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DEFAULT JUDGMENT
& DECREE OF FORECLOSURE

UNOFFICIAL DOCUMENT

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 14 day of Dec, 2012. Nancy K. Scott, County Clerk.

By Kim Crews
Deputy Clerk



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