



201302080073

Skagit County Auditor

2/8/2013 Page 1 of 4 2:30PM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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**Judgment**  
**12-2-02349-5**

**Grantor:** (1) Jose Juan Amaro & Mary Amaro, h/w  
(2) Deutsch Bank Nat'l Trust Co.

**Grantee:** City of Sedro Woolley

**Legal Description:** Lot 6, Thyme Square BSP

**Additional Legal Description Located on Page 2**

**Assessor's Property Tax Parcel or Account No.:** P123733

**Reference Nos of Documents Assigned or Released:** 201212110056

2013 FEB -8 AM 9:37

**IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Plaintiff

Nº 12-2-02138-7

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

vs.

JOSE JUAN AMARO & MARY  
AMARO, h/w; DEUTSCH BANK  
NATIONAL TRUST COMPANY, as  
Trustee on behalf of the Certificateholders  
of the Morgan Stanley ABS Capital I Inc.  
Trust 2006-HE6, Mortgage Pass-Through  
Certificates, Series 2006- HE6

Defendants

ORIGINAL

**I. JUDGMENT SUMMARY**

Judgment Creditor:	City of Sedro Woolley
Judgment Debtors:	Jose Juan Amaro & Mary Amaro
Principal Judgment Amount:	\$6,466.03
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$917.60
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, on Plaintiff's application for entry of judgment; the Defendants having been found in default; now, therefore judgment shall be entered against Defendants and in favor of Plaintiff, as follows:

2.1 Judgment shall be entered in favor of Plaintiff and against Defendants Jose Juan Amaro in the principal amount of \$6,466.03.

DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE

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1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$917.60, and a  
2 reasonable attorney's fee as prayed for of \$1,500.

3 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

4  
5 **III. DECREE OF FORECLOSURE**

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

9 Lot 6, "THYME SQUARE BINDING SITE PLAN", approved October 19<sup>th</sup>, 2005 and  
10 recorded on November 10<sup>th</sup>, 2005 under Auditor's File No. 2005111100117, records of  
11 Skagit County, Wash.

12 (P123733)

13 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in  
14 one or more parcels in accordance with and in the manner provided by law.

15 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale  
16 be applied first toward the payment of the costs of said sale and then towards the payment  
17 of Plaintiff's judgment.

18 3.4 Plaintiff shall have and retain a deficiency judgment against Defendants Amaro, in the  
19 event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus  
20 the costs of sale.

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

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

31 DATED: 2/8, 2013.

32   
33 JUDGE/COMMISSIONER

34 Presented by:

35   
36 CRAIG SJOSTROM #21149  
37 Attorney for Plaintiff



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41 **CRAIG D. SJOSTROM**

42 Attorney at Law WSBA #21149

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46 *DEFAULT JUDGMENT*

47 *& DECREE OF FORECLOSURE*

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UNOFFICIAL DOCUMENT



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Skagit County Auditor

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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 8 day of Feb, 2013. Nancy K. Scott, County Clerk.

By Kim Cross  
Deputy Clerk