



201302200056

Skagit County Auditor

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When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
12-2-02185-9

Grantor: (1) Mishelle M. Pickard
(2) Bank of New York Mellon
(3) State of Washington

Grantee: City of Sedro Woolley

Legal Description: Lots 5 & C, & N 10'8" Lot D, Block 12, Replat Junction Add'n to Sedro

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account No.: P76661

Reference Nos of Documents Assigned or Released: 201212110058

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2013 FEB 15 AM 9:36

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THE CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation

Plaintiff

Nº 12-2-02185-9

JUDGMENT & DECREE OF
FORECLOSURE

vs.

MISHELLE M. PICKARD, an unmarried
person; THE BANK OF NEW YORK
MELLON, fka The Bank of New York;
not in its individual capacity but solely as
Trustee for the benefit of the
Certificateholders of the CWABS Inc.
Asset-Backed Certificates 2007-12;
STATE OF WASHINGTON

Defendants

ORIGINAL

I. JUDGMENT SUMMARY

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Mishelle M. Pickard
Principal Judgment Amount:	\$6561.30
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$793.60
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Legal Description:	Lots 5, C & ptn Lot D, Block 13, Replat Junction Add'n to Sedro
Tax Parcel No.:	P76661

II. JUDGMENT

THIS MATTER having come on regularly for hearing, on Plaintiff's application for entry of judgment; an order having been entered granting judgment on the pleadings; now, therefore judgment shall be entered against Defendants and in favor of Plaintiff, as follows:

CRAIG D. SJOSTROM

Attorney at Law, License #21149

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- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Mishelle M. Pickard in the principal amount of \$6,561.30.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$793.60, and a reasonable attorney's fee as prayed for 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:

Lots 5 and "C", and the North 10 feet 8 inches of Lot "D", all in Block 13, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per the plat thereof recorded in Volume 3 of Plats, page 48, records of Skagit County, Wash.


(P76661)


- 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 Pickard, 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: 2/15, 2013.



 JUDGE/ COMMISSIONER

Presented by:

 CRAIG SJOSTROM #21149
 Attorney for Plaintiff


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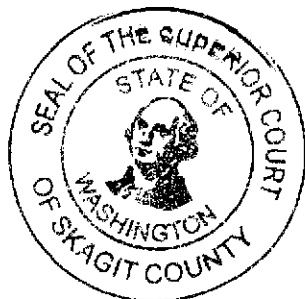
UNOFFICIAL DOCUMENT

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

By Kim Crews
Deputy Clerk



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