



201401230051

Skagit County Auditor

\$76.00

1/23/2014 Page

1 of

5

1:41PM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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**Judgment**  
**13-2-00817-6**

**Grantor:** (1) Bryan N. Alexander  
(2) Bank of New York Mellon  
(3) Mortgage Electronic Registration Systems, Inc.  
(4) Countrywide Home Loans  
(5) FIA Card Services  
(5) State of Washington

**Grantee:** City of Sedro Woolley

**Legal Description:** Lot 1, Short Plat SW-03-92

Additional Legal Description Located on Page 2

**Assessor's Property Tax Parcel or Account No.:** P77161

**Reference Nos of Documents Assigned or Released:** N/A

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2014 JAN 22 AM 10:13

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

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Plaintiff

N<sup>o</sup> 13-2-00817-6

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

vs.

BRYAN N. ALEXANDER, as his separate  
property if married; BANK OF NEW YORK  
MELLON, fka The Bank of New York, as  
Trustee for the certificateholders of CWALT,  
Inc., Alternative Loan Trust 2006-HY11,  
Mortgage Pass-Through certificates, Series  
2006 HY11; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, Inc.;  
COUNTRYWIDE HOME LOANS, Inc.; FIA  
CARD SERVICES; STATE OF  
WASHINGTON

Defendants

ORIGINAL

**I. JUDGMENT SUMMARY**

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Bryan N. Alexander
Principal Judgment Amount:	\$5,836.36
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,554.81
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Legal Description:	Sedro Home Ac Lot 1 S/P SW-03-92 REC AF#9210070038, ptn Lot 11 PL2 SE ¼ NE ¼ Sec. 24
Tax Parcel No.:	P77161

**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

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
c., Mt. Vernon, Wash. 98273  
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cdsjostrom@comcast.net

**DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE**



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1 and in favor of Plaintiff, as follows:

2 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Bryan N. Alexander in the  
3 principal amount of \$5,836.36.

4 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,554.81, and a reasonable  
5 attorney's fee as prayed for of \$1,500.

6 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

7 **III. DECREE OF FORECLOSURE**

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

11 Lot 1, Short Plat No. SW-03-92, approved September 2<sup>nd</sup>, 1992, recorded under Skagit  
12 County Auditor's File No. 9210070038, in Volume 10 of Short Plats, page 128, being a  
13 portion of Tract 11, "PLATE No. 2, SEDRO HOME ACREAGE, SKAGIT COUNTY,  
14 WASH.", as per the plat thereof recorded in Volume 3 of Plats, page 60, records of  
15 Skagit County, Wash.

16 (P77161)

17 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or  
18 more parcels in accordance with and in the manner provided by law.

19 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be  
20 applied first toward the payment of the costs of said sale and then towards the payment of  
21 Plaintiff's judgment.

22 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant Alexander, in the event  
23 that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs of  
24 sale.

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

30 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: 1/22, 2014.

  
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JUDGE/ COMMISSIONER

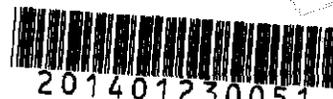


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Presented by:



CRAIG SJOSTROM #21149  
Attorney for Plaintiff



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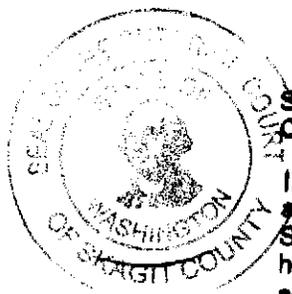
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UNOFFICIAL DOCUMENT



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 3 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 22 day of Dec, 2014. Nancy K. Scott, County Clerk.

By [Signature]  
Deputy Clerk

