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Skagit County Auditor
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\$75.00

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
13-2-01843-1

Grantors:

- (1) Don L. Weiler
- (2) US Bank Trust N.A.
- (3) American General Financial Services
- (4) West Coast Adjusters
- (5) Spring Leaf Financial Services

Grantee: City of Sedro Woolley

Legal Description: E 83' S 200' W ½ W ½ SW ¼ NE ¼ 23-35N-4EWM exc S 20' & exc Cook Rd (Additional Description on page 2)

Assessor's Property Tax Parcel or Account No.: P37207

Reference Nos of Documents Assigned or Released: 201310230091

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2014 FEB -7 AM 9:46

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THE CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation

Plaintiff

Nº 13-2-01843-1

JUDGMENT & DECREE OF
FORECLOSURE

vs.

DON A. WEILER, as his separate
property if married; US BANK TRUST
N.A., as Trustee for the LSF8 Master
Participation Trust; AMERICAN
GENERAL FINANCIAL SERVICES,
Inc.; WEST COAST ADJUSTERS;
SPRING LEAF FINANCIAL SERVICES
OF WASHINGTON

Defendants

I. JUDGMENT SUMMARY

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Don A. Weiler
Principal Judgment Amount:	\$3,079.18
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,013.60
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Legal Description:	E 83' S 200' SW ¼ NE ¼ 23-35N-4EWM exc. Cook Rd.
Tax parcel no.:	P37207

II. JUDGMENT

THIS MATTER having come on regularly for hearing, on Plaintiff's motion for judgment on the pleadings; the Court having considered the arguments presented and having also reviewed the records and files herein, and deeming itself fully advised, and finding that no material dispute

**JUDGMENT & DECREE
OF FORECLOSURE**

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CRAIG D. SJOSTROM
BA #21149
98273
36-3488
ast.net



1 is raised by the pleadings filed herein and that as a consequence the motion should be granted;
2 now, therefore, judgment shall be entered as follows:

3 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Weiler in the
4 principal amount of \$3,079.18.

5 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,013.60, and a
6 reasonable attorney's fee of \$1,500.

7 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

8 **III. DECREE OF FORECLOSURE**

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

12 The East 83 feet of the South 200 feet of the following described tract:

13 The West ½ of the West ½ of the Southwest ¼ of the Northeast ¼ of Section 23, Township 35
14 North, Range 4 East, W.M., EXCEPT the South 20 feet thereof, AND EXCEPT that portion, if
15 any, lying within the as-built and existing County road commonly known as Cook Road.

16 (P37207)

17 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
18 one or 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
20 be applied first toward the payment of the costs of said sale and then towards the payment
21 of Plaintiff's judgment.

22 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant Weiler, to the
23 extent any personal liability was not extinguished by operation of the United States
24 bankruptcy laws, in the event that the bid(s) at the sale(s) are less than the sum of
25 Plaintiff's entire judgment, plus the costs of sale.

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

31 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.

32 DATED on 2-7, 2014.

33 **JUDGMENT & DECREE**
34 **OF FORECLOSURE**

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36 **TROM**
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Dave Needer
JUDGE/ COMMISSIONER

Presented by:

Copy Received:

C. S. Jostrom
CRAIG SJOSTROM #21149
Attorney for Plaintiff

Present - Did not wish to sign.
DON A. WEILER
Defendant



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 7 day of FEB, 20 14. Nancy K. Scott, County Clerk.

By Nancy K. Scott
Deputy Clerk



Skagit County Auditor

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CRAIG D. SJOSTROM

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JUDGMENT & DECREE
OF FORECLOSURE

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