



201407300002

Skagit County Auditor

\$75.00

7/30/2014 Page

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4 9:11AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment

13-2-00956-3

Grantors: (1) Shawn Berrington
(2) First Horizon Home Loans

Grantee: City of Sedro Woolley

Legal Description: Lot 63, Klinger Estates

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account No.: P124481

Reference Nos of Documents Assigned or Released: N/A

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA.

2014 JUL 24 AM 10:24

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THE CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation

Plaintiff

Nº 13-2-00956-3

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE

vs.

SHAWN BERRINGTON, an unmarried
person; FIRST HORIZON HOME
LOANS, A DIVISION OF FIRST
TENNESSEE BANK, N.A.

Defendants

I. JUDGMENT SUMMARY

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Shawn Berrington
Principal Judgment Amount:	\$5,209.45
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$923.60
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 Defendant Shawn Berrington in the principal amount of \$5,209.45.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$923.60, and a reasonable attorney's fee as prayed for of \$1,500.

CRAIG D. SJOSTROM

*DEFAULT JUDGMENT &
DECREE OF FORECLOSURE*

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BA #21149
98273
36-3488
cast.net

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

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 Defendants or persons
6 claiming by, through or under the Defendants:

7 Lot 63, "PLAT OF KLINGER ESTATES", as per the plat thereof recorded on May 8th,
8 2006, under Auditor's File No. 200605080213, records of Skagit County, Wash.
(P124481)

9 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
10 one or more parcels in accordance with and in the manner provided by law.

11 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
12 be applied first toward the payment of the costs of said sale and then towards the payment
13 of Plaintiff's judgment

14 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant Berrington, in the
15 event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus
16 the costs of sale, provided that no judgment shall so enter for any amounts rendered
17 uncollectible by operation of the United States bankruptcy laws.

18 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
19 of every person claiming by, through or under the Defendants, 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 DATED: July 24, 2014.

29 
JUDGE/ COMMISSIONER

30 Presented by:

31 
32 CRAIG SJOSTROM #21149
33 Attorney for Plaintiff



34 Skagit County Auditor

\$75.00

35 7/30/2014 Page

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4 9:11AM

CRAIG D. SJOSTROM

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cdsjostrom@comcast.net

DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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UNOFFICIAL DOCUMENT

State of Washington, }
County of Skagit } ss.

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 24 day of July, 2014. Nancy K. Scott, County Clerk.

By *Nancy K. Scott*
Deputy Clerk

