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Skagit County Auditor

\$74.00

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3 11:23AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment

13-2-01966-6

Grantor: (1) John Moran
(2) Kimberley Moran
(3) Skagit County

Grantee: Cape Horn Maint. Co.

Legal Description: Lot 28 & E ½ Lot 29, Block G, Div. 2, Cape Horn on the Skagit

Assessor's Property Tax Parcel or Account No.: P63225

Reference Nos of Documents Assigned or Released: 201311120111

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 2-11-15



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 FEB 11 PM 1:55

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

JOHN T. MORAN & KIMBERLEY
MORAN, h/w; SKAGIT COUNTY

Defendants

Nº 13-2-01966-0

JUDGMENT & DECREE
OF FORECLOSURE

ORIGINAL

I. JUDGMENT SUMMARY

Judgment Creditor:	Cape Horn Maint. Co.
Judgment Debtor:	John T. Moran & Kimberley Moran
Principal Judgment Amount:	\$2,982.04
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$912.60
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Property Legal Description	Lot 28 & E ½ Lot 29, Block G, Cape Horn Div. 2, incl 1964 Imperial m/h S540
Tax Parcel No.	P63225

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendants John T. Moran & Kimberley Moran, and defendant Skagit County consenting to entry of judgment; now, therefore, judgment is hereby entered against Defendant, and in favor of Plaintiff, as follows:

2.1 Judgment shall be entered in favor of Plaintiff and against Defendants John T. Moran and Kimberley Moran in the principal amount of \$2,982.04.

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149
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(360) 848-0339 FAX (360) 336-348
cdsjostrom@comcast.net

JUDGMENT & DECREE OF FORECLOSURE
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2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$912.60, 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:

Lot 28, and the East ½ of Lot 29, Block G, "Cape Horn on the Skagit, Division No. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

TOGETHER WITH that certain 1964 Imperial mobile home, 55x10, VIN S540 located thereon

(P63225)

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 Defendants John T. Moran and Kimberley Moran, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, 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.

DONE EX PARTE on 2/10/15, 2015.


JUDGE/ COMMISSIONER

Presented by:


CRAIG SJOSTROM WSBA #21149
Attorney for Plaintiff

Approved for entry:

SKAGIT COUNTY PROS. ATTY.

By: Approved via email
A. O. DENNY WSBA #14021

CRAIG D. SJOSTROM

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