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Skagit County Auditor

\$79.00

6/26/2015 Page

1 of

8 2:31PM

AFTER RECORDING RETURN TO:

RCO LEGAL, P.S.
13555 SE 36TH ST, SUITE 300
BELLEVUE, WA 98006
Ref: 207869

140188353

Document Title:

JUDGMENT, DECREE OF FORECLOSURE, AND ORDER FOR SALE, AND
MOBILE HOME TITLE ELIMINATION

Reference Number(s) of Documents referenced in Litigation:

Deed of Trust Recording No. 200804110045

Plaintiff:

James B. Nutter & Company

Defendant:

Unknown Heirs and Devisees of Bonnie E. Wolfe; Unknown Heirs and Devisees of
Rocky K. Woody; Doe M. Hartz; Fawn Whited; Joy B. Woody aka Joy B. Navejas;
Amanda Raymer aka Amanda Woody; United States of America, State of Washington;
Occupants of the Premises

Abbreviated Legal Description as follows:

LOT 1, SKAGIT COUNTY, SP #93-017

Assessor's Property Tax Parcel/Account Number:

350717-4-006-0108

Monday, June 15, 2015

Time: 07:14:23 PST

Digitally Certified By: Brian Smead Deputy Clerk, Skagit County, Washington, State

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 JUN -9 PM 11:38

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

JAMES B. NUTTER & COMPANY, its
successors in interest and/or assigns,

Plaintiff,

v.

UNKNOWN HEIRS AND DEVISEES OF
BONNIE E. WOLFE; UNKNOWN HEIRS
AND DEVISEES OF ROCKY K. WOODY;
DOE M. HARTZ; FAWN WHITED; JOY B.
WOODY AKA JOY B. NAVEJAS;
AMANDA RAYMER AKA AMANDA
WOODY; UNITED STATES OF AMERICA;
STATE OF WASHINGTON; OCCUPANTS
OF THE PREMISES,

Defendants.

No. 14-2-02004-2

**JUDGMENT, DECREE OF
FORECLOSURE, AND ORDER FOR
SALE, AND MOBILE HOME TITLE
ELIMINATION**

JUDGMENT SUMMARY

Judgment Creditor: James B. Nutter & Company

Total Judgment Amount: \$206,637.34

Judgment Interest Rate: 12.000%

Judgment Creditor's
Attorney:

RCO Legal, P.S.
13555 SE 36th Street, Suite 300
Bellevue, WA 98006
425.458.2121

Judgment Debtors: In Rem Judgment

JUDGMENT, DECREE OF FORECLOSURE,
AND ORDER FOR SALE, AND MOBILE
HOME TITLE ELIMINATION- PAGE 1 OF 6
207869

RCO
LEGAL, P.S.

13555 SE 36th St., Ste. 300
Bellevue, WA 98006
Phone: 425.458.2121
Fax: 425.458.2131

ORIGINAL

Judgment Debtor's
Attorney:

None.

Assessor's Property

Tax parcel No: 350717-4-006-0108

Abbreviated Legal

Description: Lot 1, Skagit County, SP# 93-017

Property Address: 8632 Lusk Road, Concrete, WA 98237-9308

THIS MATTER having come before the court on the motion of Plaintiff for:

(1) Entry of *in rem* judgment after default against the defendants Unknown Heirs and Devisees of Bonnie E. Wolfe, Unknown Heirs and Devisees of Rocky K. Woody, Doe M. Hartz, Fawn Whited, Joy B. Woody aka Joy B. Navejas, Amanda Raymer aka Amanda Woody, United States of America, State of Washington, and Occupants of the Premises.

(2) Entry of a decree of foreclosure against the defendants Unknown Heirs and Devisees of Bonnie E. Wolfe, Unknown Heirs and Devisees of Rocky K. Woody, Doe M. Hartz, Fawn Whited, Joy B. Woody aka Joy B. Navejas, Amanda Raymer aka Amanda Woody, United States of America, State of Washington, and Occupants of the Premises if the judgment is not immediately paid in full.

This Court has reviewed the files and records of this case and has determined that proof of service is on file with the court as required by CR 55(b)(3) and (4) and has further determined that the Affidavits, Declarations, Exhibits, pleadings and documents filed previously with this Court and with the Motion for Default hereby establishes proof of Plaintiff's demand which constitutes a claim for a sum certain or a sum which by computation can be made certain. Therefore, it is hereby

ORDERED, ADJUDGED AND DECREED that Plaintiff James B. Nutter & Company be

and is hereby awarded a judgment computed as follows:

Judgment Calculation

Attorneys' Fees and Costs recoverable under the terms of the Note and Deed of Trust

Attorneys' Fees	\$2,750.00
Hourly Fees Incurred	\$243.00
Death Certificate – Certified Copy and Recording	\$65.50
Litigation Guarantee and Updates	\$724.00
Filing Fee – Summons and Complaint	\$240.00
Additional Court Costs – Ex Parte Filing Fees	\$30.00
Recording Cost – Lis Pendens	\$74.00
Service of Process	\$740.00
Publication Costs	\$1,374.00
Certified Mailing	\$10.26
Total Attorney's Fees and Costs	\$6,250.76

Judgment Creditor's Fees and Costs

Principal Balance	\$199,110.04
Accrued interest from May 1, 2015 through May 28, 2015	\$306.71
<i>Per diem in the amount of \$10.95 will continue to accrue from May 29, 2015 through the date of entry of judgment</i>	
MIP Insurance	\$76.29
Service Fee	\$35.00
Non-judicial Fees and Costs	\$858.54
Total Judgment Creditor's Fees and Costs	\$200,386.58
TOTAL JUDGMENT	\$206,637.34

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the real property (the "Property") secured by the Plaintiff's Deed of Trust is described as follows:

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 93-017 AS APPROVED JUNE 21, 1993, AND RECORDED JUNE 28, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 211, UNDER AUDITOR'S FILE NO. 9306280157, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON.

1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED if the Total Judgment
2 Amount is not tendered to Plaintiff immediately, then said sum shall be satisfied from the sale of the
3 Property. The Total Judgment Amount shall accrue interest at the statutory rate of 12.000% per year
4 until paid in full, as allowed by RCW 4.56.110 and RCW 19.52.020. It is further

5
6 ORDERED, ADJUDGED, AND DECREED that Plaintiff's Deed of Trust recorded on
7 April 11, 2008 under Skagit County Auditor's File No. 200804110045 is hereby foreclosed and the
8 Property is hereby ordered sold by the Skagit County Sheriff, in the manner provided by law, and
9 the proceeds from the Sheriff's foreclosure shall be applied to the Total Judgment Amount,
10 including post-judgment interest, post-judgment advances made by Plaintiff to protect the Property
11 prior to the Sheriff's foreclosure sale, post-judgment Sheriff fees and costs, and post-judgment
12 attorneys' fees and costs incurred through the Motion to Confirm the Sale hearing. It is further

13
14 ORDERED, ADJUDGED AND DECREED that if any deficiency balance remains due
15 after application of the Sheriff's foreclosure sale proceeds to the Total Judgment Amount and post-
16 judgment amount, then no deficiency judgment shall be entered against the defendants pursuant to
17 RCW 6.23.020(1). It is further

18
19 ORDERED, ADJUDGED AND DECREED that Plaintiff's Deed of Trust is declared a
20 senior lien upon the Property and that all right, title, claim or interest of the Defendants' interests in
21 the Property is hereby declared junior and subordinate to Plaintiff's lien, and said Defendants are
22 hereby forever foreclosed except for any statutory right of redemption and surplus funds allowed by
23 law, if any. It is further

24 ORDERED, ADJUDGED AND DECREED that the Property is subject to an eight (8)
25 month redemption period pursuant to RCW 6.23.020. It is further
26

1 ORDERED, ADJUDGED AND DECREED that if there is prima facie evidence that the
2 Property is improved by structures and was abandoned for a period of at least six months prior to
3 the Sheriff's foreclosure sale, pursuant to RCW 61.12.093, Plaintiff reserves the right to move this
4 Court to declare a zero month redemption period. It is further

5
6 ORDERED, ADJUDGED AND DECREED that Plaintiff is hereby granted the right to
7 become a bidder and purchaser at the Sheriff's foreclosure sale. It is further

8 ORDERED, ADJUDGED AND DECREED that the purchaser at the sheriff's foreclosure
9 sale of the Property is entitled to exclusive and immediate possession of the Property from and
10 after the date of the sale and is entitled to such remedies as are available at law to secure
11 possession and that the judgment entered herein have the same effect as a writ of assistance, if
12 defendants, or any of them, or any other party or person shall refuse to surrender possession to
13 the purchaser immediately on the purchaser's demand for Possession. It is further

14
15 ORDERED, ADJUDGED AND DECREED that if the Property is occupied by a tenant
16 holding under an unexpired lease, the purchaser is entitled to receive from such tenant the rents
17 or the value of the use and occupation of the Property during the period of redemption pursuant
18 to RCW 6.23.110. It is further

19
20 ORDERED, ADJUDGED AND DECREED that the Mobile Home identified as a 1993
21 Homelite Lexington Mobile Home, Serial No. 2T91-1097-T, VIN No. 2T911097FAB, located at
22 8632 Lusk Road, Concrete, WA 98237-9308, Skagit County, Washington, was attached to, and
23 remains attached to, the Property. It is further

24 ORDERED, ADJUDGED AND DECREED that Plaintiff holds a valid and enforceable
25 security interest in the Mobile Home and is to be evidenced as the security interest holder on the
26

1 DMV Certificate of Title. It is further

2 ORDERED, ADJUDGED AND DECREED that the Mobile Home be de-titled to become
3 part of the subject Property. It is further

4 ORDERED, ADJUDGED AND DECREED that Plaintiff may proceed with sale of both the
5 manufactured home and the real property to which it is affixed through a judicial deed of trust
6 foreclosure.
7

8 DONE EX PARTE this 9 day of June, 2015.

9
10 
11 JUDGE/ COURT COMMISSIONER

12 Presented by:

13 RCO LEGAL, P.S.

14 By: 

15 ☒ Laura Coughlin, WSBA #46124
16 ☐ Synova M. L. Edwards, WSBA #43063
17 ☐ Eric D. Acuario, WSBA #47852
18 Attorneys for Plaintiff
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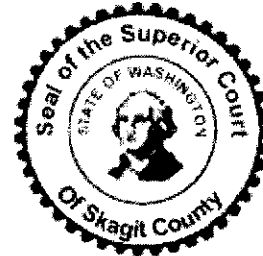
Monday, June 15, 2015

Time: 07:14:23 PST

Digitally Certified By: Brian Smead Deputy Clerk, Skagit County, Washington State

I, Mavis Betz, Skagit County Clerk
Skagit County Superior Court and ex-officio clerk of the
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Mavis Betz
County Clerk



Brian N. Smead
Brian Smead, Deputy Clerk, Skagit County

Date: Monday, June 15, 2015

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