



201508100146

Skagit County Auditor

8/10/2015 Page

1 of

4

\$75.00  
2:31PM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

---

**Judgment**  
**15-2-00055-4**

**Grantors:**

- (1) Brance Price
- (2) Christiana Trust
- (3) Mortgage Electronic Registration Systems, Inc.
- (4) CIT Group
- (5) Wildflower Homeowners Association
- (6) D.B. Johnson Construction, Inc.

**Grantee:** City of Sedro Woolley

**Legal Description:** Lot 11, Sauk Mountain View Estates North, Pha I, Wildflower

**Additional Legal Description Located on Page 2**

**Assessor's Property Tax Parcel or Account No.:** P120316

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

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2016 AUG -7 AM 11:47

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 8-7-15



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

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

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Plaintiff

vs.

BRANCE C. PRICE, an unmarried  
person; CHRISTIANA TRUST, a  
division of Wilmington Savings Fund  
Society, FSB, as Trustee for Stanwich  
Mortgage Loan Trust, Series 2012-14;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, Inc.; CIT  
GROUP; WILDFLOWER  
HOMEOWNERS ASSOCIATION; D.B.  
JOHNSON CONSTRUCTION, Inc.

Defendants

Nº 15-2-00055-4

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

ORIGINAL

**I. JUDGMENT SUMMARY**

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Brance C. Price
Principal Judgment Amount:	\$6,505.28
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,596.05
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Legal Description:	Lot 11, Sauk Mtn View Estates North
Tax Parcel No.:	P120316

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

cdsjostrom@comcast.net

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

C:\S.L.O\clients\CSW\Price\pleadings\judgment.wpd

## 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 Brance C. Price in the principal amount of \$6,505.28.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,596.05, 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 11, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER, as per the plat thereof recorded under Auditor's File No. 200305090001, records of Skagit County, Wash.

(P120316)

- 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 Defendant Price, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs of sale, provided that no judgment shall so enter for any amounts rendered uncollectible by operation of the United States bankruptcy laws.
- 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.

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
1204 Cleveland Ave., Mt. Vernon, Wash. 98273  
(360) 848-0339 FAX (360) 336-3488  
cdsjostrom@comcast.net

1 DATED: 8/7/15, 2015.

  
JUDGE/ COMMISSIONER

2  
3 Presented by:

4  
5   
6 CRAIG SJOSTROM #21149  
Attorney for Plaintiff