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Skagit County Auditor

\$74.00

8/11/2015 Page

1 of

3

2:24PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment

15-2-00246-8

Grantors: (1) James D. Biddix
(2) HSBC Bank N.A.
(3) Internal Revenue Service

Grantee: City of Sedro Woolley

Legal Description: Lot 40, Brickyard Creek Division

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account No.: P102127

Reference Nos of Documents Assigned or Released: N/A

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 8/11/15

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 AUG 11 PM 2:15



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

Nº 11-2-02611-9

JUDGMENT & DECREE OF
FORECLOSURE

vs.

JAMES D. BIDDIX, an unmarried
person; HSBC BANK, NA, as trustee for
the Fieldstone Mortgage Investment
Trust, Series 2006-2; UNITED STATES
DEPARTMENT OF THE TREASURY,
INTERNAL REVENUE SERVICE

ORIGINAL

Defendants

I. JUDGMENT SUMMARY

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	James D. Biddix
Principal Judgment Amount:	\$2,512.65
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,010.21
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; Defendants Biddix and HSBC having been found in default, and Defendant U.S. Dept. of the Treasury not contesting the action; 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 James D. Biddix in the principal amount of \$2,512.65.

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 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,010.21, and a
2 reasonable attorney's fee as prayed for of \$1,500.

3 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.
4

5 **III. DECREE OF FORECLOSURE**

6 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
7 superior to any right, title, claim, lien or interest on the part of the Defendants or persons
8 claiming by, through or under the Defendants:

9 Lot 40, "PLAT OF BRICKYARD CREEK DIVISION", as per the plat recorded in
10 Volume 13 of Plats, pages 48-50 inclusive, records of Skagit County, Wash.

11 (P102127)

12 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
13 one or more parcels in accordance with and in the manner provided by law.

14 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
15 be applied first toward the payment of the costs of said sale and then towards the payment
16 of Plaintiff's judgment.

17 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant Biddix, in the
18 event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus
19 the costs of sale.

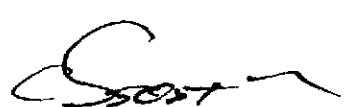
20 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
21 of every person claiming by, through or under the Defendants, in or to said property,
22 including the right of possession thereof from and after said sale, be forever barred and
23 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
24 premises as allowed by law, subject only to such statutory rights of redemption as the
25 Defendants may have by law.

26 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
27 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
28 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
29 Plaintiff.

30 DATED: 8/11/15, 2015.


JUDGE/ COMMISSIONER

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

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

cdsjostrom@comcast.net