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Filed for Record at Request of:

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Skagit County Auditor
8/12/2015 Page

\$76.00
1 of 5 10:17AM

DOCUMENT TITLE:

DEFAULT JUDGMENT

REFERENCE NUMBER OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

GRANTORS:

ANTONIA L. SYLVA

GRANTEE:

LAKE TYEE

ABBREVIATED LEGAL DESCRIPTION:

LOT 144, BLOCK B, DIV. III, LAKE TYEE

Additional Legal Description can be found on page 2 of document.

TAX PARCEL ID #:

P80029

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 JUL 30 PM 2:13

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 8-5-15



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

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

LAKE TYEE, a Washington
non-profit corporation,

Plaintiff,

vs.

ANTONIA L. SYLVA,

Defendant.

No. 15-2-00363-4

DEFAULT JUDGMENT

JUDGMENT SUMMARY

Creditor:	Lake Tye
Debtor:	Antonia L. Sylva
Principal Judgment:	\$3,336.65
Post-judgment Interest:	12% per annum
Attorneys' Fees:	\$2,500.00
Costs:	\$748.00
Attorney for Judgment Creditor:	Seth A. Woolson, WSBA #37973 Richard A. Davis III, WSBA #20940
Attorney for Judgment Debtor:	N/A

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DEFAULT JUDGMENT AND ORDER OF
FORECLOSURE - 1

CHMELIK SITKIN & DAVIS P.S.
ATTORNEYS AT LAW

1500 Railroad Avenue Bellingham, Washington 98225
phone 360.671.1796 • fax 360.671.3781

1 **THIS MATTER** having come before the Court on Plaintiff's Motion for Order of
2 **Default, Default Judgment and Order of Foreclosure** before the undersigned judge; and the
3 **Court** having considered the evidence submitted in the records and files herein, and being
4 **duly advised** in the premises;

5 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

6 1. Plaintiff is hereby awarded the principal judgment of \$3,336.65 against Defendant,
7 Antonia L. Sylva, including pre-judgment interest on the unpaid balance.

8 2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$2,500.00 and costs
9 in the amount of \$748.00 against Defendant, Antonia L. Sylva.

10 3. Interest shall accrue on the unpaid judgment, attorneys' fees and costs at the rate
11 of twelve percent (12%) per annum, until paid.

12 4. Plaintiff is hereby awarded judgment and foreclosure against all of the Defendant's
13 interest in the real property (the "Property") legally described as follows:

14 **LOT B-144, "LAKE TYEE DIVISION NO. III," AS PER PLAT**
15 **RECORDED IN VOLUME 11 OF PLATS, PAGES 68 THROUGH 74,**
16 **INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;**

17 **SITUATE IN SKAGIT COUNTY, WASHINGTON;**

18 **TAX PARCEL NO. P80029.**

19 5. Plaintiff's lien is hereby declared a valid lien against the Property. Said lien is
20 hereby foreclosed as in the case of a mortgage in the manner provided by Washington State
21 law, and the proceeds thereof shall be first applied to such other additional amounts for
22 taxes, assessments, costs of foreclosure, interest, and the remainder to satisfy the judgment,
23 together with interest thereon from the date of judgment, plus all additional assessments and
24 late charges that come due prior to the date of sale.

25
**DEFAULT JUDGMENT AND ORDER OF
FORECLOSURE - 2**

CHMELIK SITKIN & DAVIS ES.
ATTORNEYS AT LAW

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1 6. A deficiency judgment shall be entered against Defendant, Antonia L. Sylva, for
2 any amount of the judgment left unsatisfied.

3 7. Further levy and sales may be made under the same execution upon other
4 property of the Defendant, Antonia L. Sylva, including but not limited to any mobile home,
5 trailer or improvements which may be situated on the Property.

6 8. That Plaintiff may, as an alternative to further levy and sales, remove any property
7 from the Property, including any mobile home, trailer or improvements remaining on the
8 Property following confirmation of sale of the underlying Property, and dispose of it in any
9 manner that the Plaintiff sees fit, without further order from this Court.

10 9. Defendant's period of redemption is one (1) year from the date of the Sheriff's
11 sale, and the Sheriff is hereby ordered to issue the Sheriff's deed to the purchaser at the
12 termination of the one (1) year period, if not earlier redeemed. Nothing herein shall excuse
13 Defendants from paying all dues and assessments owing at the time of redemption.

14 10. The purchaser is hereby entitled to immediate possession of the Property.

15 11. Plaintiff is hereby granted the right to become a bidder and purchaser at the sale.
16 If Plaintiff is the successful bidder, it may apply the whole or any part of the judgment herein
17 granted in lieu of cash to satisfy the bid.

18 12. The rights of the Defendant are hereby adjudged to be inferior and subordinate to
19 the Plaintiff's judgment and are hereby foreclosed upon except for the statutory right to
20 redemption.

21 13. Plaintiff is hereby awarded, pursuant to its bylaws, its attorneys' fees and costs of
22 collection and/or foreclosure against Defendant, Antonia L. Sylva.

23 14. Plaintiff may also obtain further judgment on additional dues and assessments
24 which may become due by submitting a subsequent affidavit to that effect.
25

1 **DONE IN OPEN COURT** this 30 day of July, 2015.

2
3 
4 **JUDGE/COURT COMMISSIONER**

5 **Presented By:**

6 
7
8 **Seth A. Woolson, WSBA #37973**
9 **Richard A. Davis III, WSBA #20940**
10 **CHMELIK SITKIN & DAVIS P.S.**
11 **Attorneys for Plaintiff**

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**DEFAULT JUDGMENT AND ORDER OF
FORECLOSURE - 4**

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