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Skaçit County Auditor

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Filed for Record at Request of:

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Bellingham, WA 98225  
(360) 671-1796

**DOCUMENT TITLE:**

DEFAULT JUDGMENT

**REFERENCE NUMBER OF DOCUMENTS ASSIGNED OR RELEASED:**

N/A

**GRANTORS:**

ABDUL Q. KHAN AND AFSANEH KHAN

**GRANTEE:**

LAKE TYEE

**ABBREVIATED LEGAL DESCRIPTION:**

LOT 16, BLOCK A, DIV. II, LAKE TYEE

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

**TAX PARCEL ID #:**

P78847

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 MAR 11 2016

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2016 MAR 11 PM 2:20



MAVIS E. BETZ, County Clerk

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.

ABDUL Q. KHAN and AFSANEH KHAN,  
husband and wife,

Defendants.

No. 15-2-01576-4

DEFAULT JUDGMENT

**JUDGMENT SUMMARY**

Creditor:	Lake Tyee
Debtor:	Abdul Q. Khan and Afsaneh Khan
Principal Judgment:	\$2,736.70
Post-judgment Interest:	12% per annum
Attorneys' Fees:	\$2,500.00
Costs:	\$1,430.59
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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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 \$2,736.70 against  
7 Defendants, Abdul Q. Khan and Afsaneh Khan, jointly and severally, including pre-judgment  
8 interest on the unpaid balance.

9 2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$2,500.00 and costs  
10 in the amount of \$1,430.59 against Defendants, Abdul Q. Khan and Afsaneh Khan, jointly  
11 and severally.

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

14 4. Plaintiff is hereby awarded judgment and foreclosure against the Defendants'  
15 interest in the real property (the "Property") legally described as follows:

16  
17 LOT A-16, "LAKE TYEE DIVISION NO. II," AS PER PLAT  
18 RECORDED IN VOLUME 11 OF PLATS, PAGES 15 THROUGH 24,  
19 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;

20 SITUATE IN SKAGIT COUNTY, WASHINGTON;

21 TAX PARCEL NO. P78847.

22 5. Plaintiff's lien is hereby declared a valid lien against the Property. Said lien is  
23 hereby foreclosed as in the case of a mortgage in the manner provided by Washington State  
24 law, and the proceeds thereof shall be first applied to such other additional amounts for  
25 taxes, assessments, costs of foreclosure, interest, and the remainder to satisfy the judgment,

1 together with interest thereon from the date of judgment, plus all additional assessments and  
2 late charges that come due prior to the date of sale.

3 6. A deficiency judgment shall be entered against Defendants, Abdul Q. Khan and  
4 Afsaneh Khan, jointly and severally, for any amount of the judgment left unsatisfied.

5 7. Further levy and sales may be made under the same execution upon other  
6 property of the Defendants, Abdul Q. Khan and Afsaneh Khan, including but not limited to  
7 any mobile home, trailer or improvements which may be situated on the Property.

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

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

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

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

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


23 13. Plaintiff is hereby awarded, pursuant to its bylaws, its attorneys' fees and costs of  
24 collection and/or foreclosure against Defendants, Abdul Q. Khan and Afsaneh Khan, jointly  
25 and severally.

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

3 **DONE IN OPEN COURT** this \_\_\_\_ day of March 11, 2016.

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6 \_\_\_\_\_  
7 JUDGE/COURT COMMISSIONER

8 Presented By:

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10 \_\_\_\_\_  
11 Seth A. Woolson, WSBA #37973  
12 Richard A. Davis III, WSBA #20940  
13 CHMELIK SITKIN & DAVIS P.S.  
14 Attorneys for Plaintiff  
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