

Filed for Record at Request of:

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Skagit County Auditor \$77.00
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DOCUMENT TITLE:

DEFAULT JUDGMENT

REFERENCE NUMBER OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

GRANTORS:

HOPE DUNN

Additional Grantors found on Page 2 of document

GRANTEE:

LAKE TYEE

ABBREVIATED LEGAL DESCRIPTION:

LOT 82, BLOCK C, DIV. II, LAKE TYEE

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

TAX PARCEL ID #:

P79040

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MAVIS E. BETZ, CO. CLERK
Deputy Clerk

5/10/16

MAVIS E. BETZ, CO. CLERK
Deputy Clerk

FILED
SKAGIT COUNTY CLERK SKAGIT COUNTY, WASH
SKAGIT COUNTY, WA FILED

2016 MAY 10 PM 2:37 MAY - 9 2016

MAVIS E. BETZ, CO. CLERK
Deputy

**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.

HOPE DUNN, A WIDOW; THE ESTATE
OF LEONARD A. DUNN, DECEASED;
THE UNKNOWN HEIRS, DEVISEES AND
LEGATEES OF LEONARD A. DUNN,
DECEASED; THE ESTATE OF ANCEL L.
DUNN, DECEASED; THE UNKNOWN
HEIRS, DEVISEES AND LEGATEES OF
ANCEL L DUNN, DECEASED; THE
ESTATE OF ROBERTA M. DUNN,
DECEASED; THE UNKNOWN HEIRS,
DEVISEES AND LEGATEES OF
ROBERTA M. DUNN, DECEASED;
ALAN CRAIG COATES AKA COATS,
PERSONAL REPRESENTATIVE OF THE
ESTATE OF RUTH RAE COLEMAN,
DECEASED; and BENEFICIAL
WASHINGTON, INC., A DELAWARE
CORPORATION,

Defendants.

No. 15-2-01607-8

DEFAULT JUDGMENT

JUDGMENT SUMMARY

Creditor:

Lake Tye

Debtor:

Hope Dunn, a widow
The Estate of Leonard A. Dunn, Deceased

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 Principal Judgment: \$4,027.40
2 Post-judgment Interest: 12% per annum
3 Attorneys' Fees: \$2,500.00
4 Costs: \$2,507.65
5 Attorney for Judgment Creditor: Seth A. Woolson, WSBA #37973
Richard A. Davis III, WSBA #20940
6 Attorney for Judgment Debtor: N/A
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8 **THIS MATTER** having come before the Court on Plaintiff's Motion for Order of
9 Default, Default Judgment and Order of Foreclosure before the undersigned judge; and the
10 Court having considered the evidence submitted in the records and files herein, and being
11 duly advised in the premises;

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

- 13 1. Plaintiff is hereby awarded the principal judgment of \$4,027.40 against
14 Defendants, Hope Dunn, a widow, and the Estate of Leonard A. Dunn, Deceased, including
15 pre-judgment interest on the unpaid balance.
16 2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$2,500.00 and costs
17 in the amount of \$2,507.65.
18 3. Interest shall accrue on the unpaid judgment, attorneys' fees and costs at the rate
19 of twelve percent (12%) per annum, until paid.
20 4. Plaintiff is hereby awarded judgment and foreclosure against all Defendants'
21 interests in the real property legally described as follows:

22 LOT C-82, LAKE TYEE DIVISION NO. II, ACCORDING TO THE PLAT
23 THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGES 15
24 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON;

25 SITUATE IN SKAGIT COUNTY, WASHINGTON;

TAX PARCEL NO. P79040.

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

7 6. A deficiency judgment shall be entered against Defendants, Hope Dunn, a widow,
8 and the Estate of Leonard A. Dunn, Deceased, for any amount of the judgment left
9 unsatisfied.

10 7. Further levy and sales may be made under the same execution upon other
11 property of the Defendants, Hope Dunn, a widow, and the Estate of Leonard A. Dunn,
12 Deceased, including but not limited to any mobile home, trailer or improvements which may
13 be situated on the Property.

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

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

22 10. The purchaser is hereby entitled to immediate possession of the property.

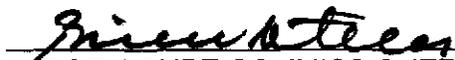
23 11. Plaintiff is hereby granted the right to become a bidder and purchaser at the sale.
24 If Plaintiff is the successful bidder, it may apply the whole or any part of the judgment herein
25 granted in lieu of cash to satisfy the bid.

1 12. The rights of all Defendants are hereby adjudged to be inferior and subordinate to
2 the Plaintiff's judgment and are hereby foreclosed upon except for the statutory right to
3 redemption.

4 13. Plaintiff is hereby awarded, pursuant to its bylaws, its attorneys' fees and costs of
5 collection and/or foreclosure.

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

8
9 **DONE IN OPEN COURT** this 10 day of May, 2016.

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11 
12 JUDGE/COURT COMMISSIONER

13 Presented By:

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15
16 Seth A. Woolson, WSBA #37973
17 Richard A. Davis III, WSBA #20940
18 CHMELIK SITKIN & DAVIS P.S.
19 Attorneys for Plaintiff
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