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Skagit County Auditor
5/13/2016 Page

1 of

\$77.00
5 10:24AM

DOCUMENT TITLE:

DEFAULT JUDGMENT

REFERENCE NUMBER OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

GRANTORS:

DELPHINE M. HOOVER

GRANTEE:

LAKE TYEE

ABBREVIATED LEGAL DESCRIPTION:

LOT 50, BLOCK B, DIV. I, LAKE TYEE

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

TAX PARCEL ID #:

P78518

I, MAVIS E. DEZ, 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 5/10/16
By: *[Signature]* Clerk
Mavis E. Dez, Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2016 MAY 10 PM 2:37



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

LAKE TYEE, a Washington non-profit corporation,)
)
) No. 15-2-01070-3
Plaintiff,)

vs.)

THE ESTATE OF DELPHINE M. HOOVER,)
DECEASED; VICKIE MARIE HOERSCH;)
GEORGE ROBERT HOOVER; AND THE)
UNKNOWN HEIRS, DEVISEES AND)
LEGATEES OF DELPHINE M. HOOVER,)
DECEASED;)
Defendants.)

DEFAULT JUDGMENT

JUDGMENT SUMMARY

Creditor: Lake Tyee
Debtor: The Estate of Delphine M. Hoover, Deceased
Principal Judgment: \$4,726.29
Post-judgment Interest: 12% per annum
Attorneys' Fees: \$2,500.00
Costs: \$2,161.80
Attorney for Judgment Creditor: Seth A. Woolson, WSBA #37973
Richard A. Davis III, WSBA #20940
Attorney for Judgment Debtor: N/A

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 \$4,726.29 against Defendant,
7 The Estate of Delphine M. Hoover, Deceased, including pre-judgment interest on the unpaid
8 balance.

9 2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$2,500.00 and costs
10 in the amount of \$2,161.80.

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

13 4. Plaintiff is hereby awarded judgment and foreclosure against all Defendants'
14 interests in the real property legally described as follows:

15 LOT B-50, "LAKE TYEE DIVISION NO. 1," AS PER PLAT RECORDED IN
16 VOLUME 10 OF PLATS, PAGES 66 THROUGH 70, INCLUSIVE,
17 RECORDS OF SKAGIT COUNTY, WASHINGTON;

18 SITUATE IN SKAGIT COUNTY, WASHINGTON;

19 TAX PARCEL NO. P78518.

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

1 6. A deficiency judgment shall be entered against Defendant, The Estate of Delphine
2 M. Hoover, Deceased, for 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, The Estate of Delphine M. Hoover, Deceased, including but not
5 limited to any mobile home, 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. Defendants' 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 Defendants 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.

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.
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1
2 **DONE IN OPEN COURT** this 10 day of May, 2016.

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4 
5 JUDGE/COURT COMMISSIONER

6 Presented By:

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