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Skagit County Auditor
11/27/2017 Page

\$76.00
1 of 3 1:53PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
17-2-01113-7

Grantor: Ronna Parmenter

Grantee: Cape Horn Maint. Co.

Legal Description: Lot 11, Block F, Cape Horn on the Skagit Div. 2

Assessor's Property Tax Parcel or Account Nos.: P63093

Reference Nos of Documents Assigned or Released: N/A

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 10/30/17

FILED SKAGIT COUNTY CLERK SKAGIT COUNTY, WA



MAVIS E. BETZ, County Clerk
By: [Signature] Deputy Clerk

2017 OCT 30 PM 1:21

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation
Plaintiff

Nº 17-2-01113-7

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

vs.

RONNA PARMENTER, as her separate
property if married
Defendant

I. JUDGMENT SUMMARY

Judgment Creditor:	Cape Horn Maint. Co.
Judgment Debtor:	Ronna Parmenter
Principal Judgment Amount:	\$2,344.15
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,438.50
Attorney's Fees:	\$2,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Property Description:	Lot 11, Block F, Cape Horn Div. 2
Tax Parcel Numbers:	P63093

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendant; now, therefore, judgment is hereby entered against Defendant, and in favor of Plaintiff, as follows:

2.1 Judgment shall be entered in favor of Plaintiff and against Defendant in the principal amount of \$986.00.

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**DEFAULT JUDGMENT &
DECREE OF FORECLOSURE**

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1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,438.50, and a
2 reasonable attorney's fee as prayed for of \$2,500.

3 2.3 The total judgment is thus \$4,924.50. Interest on the judgment, costs, and attorney's fees
4 shall bear interest at 12% per annum.

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 Defendant, or persons
8 claiming by, through or under the Defendant:

9 Lot 11, Block F, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat
10 recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County,
11 Washington.

12 TOGETHER WITH that 1961 Detroit Custom 10x50 mobile home, VIN 62FK10WSAK3460
13 (P63093)

14 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
15 one or more parcels in accordance with and in the manner provided by law.

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

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

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

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

DONE EX PARTE on 10-30, 2017.

Dee Neale
JUDGE/ COMMISSONER,

Presented by:

Craig Sjostrom
CRAIG SJOSTROM #21149
Attorney for Plaintiff

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

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DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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