



201711300076

Skagit County Auditor

\$76.00

11/30/2017 Page

1 of

3 12:03PM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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**Judgment**

**13-2-00260-7**

**Grantors:** (1) Jerry L. Keisler & Mirian N. Keisler, h/w

**Grantee:** City of Sedro Woolley

**Legal Description:** S 70' Lot 3, Sedro Acreage, exc. N 386' & S 68' and exc. W 10'

**Additional Legal Description Located on Page 2**

**Assessor's Property Tax Parcel or Account No.:** P76920

**Reference Nos of Documents Assigned or Released:** N/A

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 11-30-17

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2017 NOV 30 AM 9:34



MAVIS E. BETZ, County Clerk  
By: Mavis Betz  
Deputy Clerk

**IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Plaintiff

vs.

JERRY L. KEISLER & MIRIAN N.  
KEISLER, h/w; BANK OF AMERICA,  
as successor to Washington Mutual Bank;  
AMERICAN GENERAL FINANCIAL  
SERVICES, Inc.; EVERGREEN  
FINANCIAL SERVICES, Inc.

Defendants

N<sup>o</sup> 13-2-00260-7

(Consolidated with 14-2-00336-9)

**JUDGMENT & DECREE OF  
FORECLOSURE**

**I. JUDGMENT SUMMARY**

Judgment Creditor: .....	City of Sedro Woolley
Judgment Debtors: .....	Jerry L. Keisler & Mirian N. Keisler
Principal Judgment Amount: .....	\$17,629.53
Interest to Date of Judgment: .....	\$0.00
Taxable Costs: .....	\$1,702.53
Attorney's Fees: .....	\$1,500.00
Attorney for Judgment Creditor: .....	Craig Sjostrom #21149
Attorney for Judgment Debtors: .....	Cawood Bebout #34904

**II. JUDGMENT**

THIS MATTER having come on regularly for hearing on Plaintiff's motion for summary judgment and summary judgment having been granted; now, therefore judgment shall be entered against Defendants and in favor of Plaintiff, as follows:

2.1 Judgment shall be entered in favor of Plaintiff and against Defendants Jerry L. Keisler and Mirian N. Keisler in the principal amount of \$17,629.53.

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1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,702.53, and a  
2 reasonable attorney's fee of \$1,500.00.

3 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.  
4

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

9 The South 70 feet of Tract 3, SEDRO ACREAGE, as per the plat thereof recorded in  
10 Volume 3 of Plats, page 35, records of Skagit County, Wash., EXCEPT the North 386  
11 feet and the South 68 feet thereof; AND EXCEPT the West 10 feet thereof  
12 (P76920)

13 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in  
14 one or more parcels in accordance with and in the manner provided by law.

15 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale  
16 be applied first toward the payment of the costs of said sale and then towards the payment  
17 of Plaintiff's judgment.

18 3.4 Plaintiff shall have and retain a deficiency judgment against Defendants Keisler, in the  
19 event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus  
20 the costs of sale.

21 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and  
22 of every person claiming by, through or under the Defendants, in or to said property,  
23 including the right of possession thereof from and after said sale, be forever barred and  
24 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the  
25 premises as allowed by law, subject only to such statutory rights of redemption as the  
26 Defendants may have by law.

27 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not  
28 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the  
29 Sheriff of Skagit County, Washington, to deliver possession of said premises to the  
30 Plaintiff.

DATED: 11-30, 2017.

Dave Needy  
JUDGE

Presented by:

Approved as to form:

Craig Sjostrom  
CRAIG SJOSTROM #21149  
Attorney for Plaintiff

**CRAIG D. SJOSTROM**

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