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Skagit County Auditor

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Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Judgment in REM and Decree of Foreclosure

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Nathan Stein aka Nathan Chad Stein

Additional names on page 2 of document.

Grantee(s) Exactly as name(s) appear on document

1. PennyMac Corp.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional legal is on page 5 of document.

Assessor's Property Tax Parcel/Account Number

assigned

P62781 / 3867-000-073-0404

☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

AUG - 6 2018

MAVIS E. BETZ, CO. CLERK
Deputy

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

PENNYMAC CORP.,

Plaintiff,

vs.

NATHAN STEIN AKA NATHAN CHAD
STEIN, an individual; TAMMETTE STEIN
AKA TAMMETTE ESTELLE STEIN, an
individual; and all other persons, parties, or
occupants unknown claiming any legal or
equitable right, title, estate, lien, or interest in
the real property described in the complaint
herein, adverse to Plaintiff's title, or any cloud
on Plaintiff's title to the Property, collectively
designated as DOES 1 through 50, inclusive.

Defendants.

Case Number: 17-2-00367-3

JUDGMENT IN REM AND
DECREE OF FORECLOSURE

JUDGMENT SUMMARY

1. Judgment Creditor: PennyMac Corp.
2. Attorney for Judgment: Nathan F. Smith, WSBA #43160
3. Creditor: MALCOLM ♦ CISNEROS, A Law Corporation
3. Judgment Debtor: NA-Judgment is entered in Rem against the subject real property and is not a personal judgment against the Defendants.
4. Judgment Amount: \$289,255.71 (inclusive of attorney's fees and costs as stated in item 6 directly below)
5. Interest owed to the date of judgment: Additional pre-judgment interest to accrue on \$144,561.10 from June 16, 2018 to date Judgment is entered into the Court's register at 6.00% and \$23.76 per diem
6. Attorney's Fees and Costs: \$2,346.40
7. Abbreviated Legal Description: LOT(S): B-1 SKAGIT COUNTY SHORT PLAT NO. 49-80 AND PTN TRACT A SKAGIT COUNTY SHORT PLAT NO. 59-77
8. Full legal description: Included in Exhibit "1" attached hereto
9. Assessor's property tax parcel number: P62781/3867-000-073-0404

THIS MATTER came on for hearing this day before the undersigned Judge of the above entitled court upon the Plaintiff's Motion for Default Judgment and Decree of Foreclosure. Plaintiff appeared by and through its attorney of record, Nathan F. Smith of Malcolm ♦ Cisneros, A Law Corporation. Defendants NATHAN STEIN AKA NATHAN CHAD STEIN and TAMMETTE STEIN AKA TAMMETTE ESTELLE STEIN ("Defendants"), failed to appear or answer and default was previously entered. Now, therefore, the Court being fully advised,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED THAT:

1. Plaintiff is awarded judgment in rem against the secured real property in the sum of \$289,255.71 which includes: principal balance in the amount of \$144,561.10, plus interest at a rate of 6.00% per annum from June 1, 2011 to June 15, 2018 in the

1 amount of \$61,048.73, plus other recoverable amounts of \$81,299.48, plus \$2,346.40
2 reasonable attorney's fees and costs as itemized in the Statement of Attorney's Fees, Cost
3 Bill, and Declaration in Support Thereof;

4 2. Additional pre-judgment interest continues to accrue at the rate of \$23.76
5 per day from June 16, 2018 to the date of entry of judgment;

6 3. Awarded judgment will bear post-judgment interest at the legal rate from
7 the day after the date of judgment entry until the date of sale;

8 4. Additional amounts for post-judgment sheriff's and attorney's fees and
9 costs will be determined and recovered at the time of sale;

10 5. Plaintiff's deed of trust ("Deed of Trust") covering real property in Skagit
11 County, Washington, legally described in Exhibit "1" attached hereto and commonly
12 known as 839 EAST GILKEY, BURLINGTON, WA 98233 ("Property") which was
13 recorded on April 25, 2005, under Auditor's File No. 200504250244 records of Skagit
14 County, Washington is adjudged and decreed to be a first and paramount lien upon the
15 Property and that said Deed of Trust is hereby foreclosed and the Property is hereby
16 ordered sold by the Sheriff of Skagit County in the manner provided for by law, and the
17 proceeds therefrom shall be applied to the payment of the judgment, interest, attorney's
18 fees, costs and such other sums as Plaintiff has advanced prior to judgment, and that such
19 sums shall constitute a first and specific lien and charge upon said real estate, prior and
20 superior to any right, title, estate, lien or interest of the Defendants and of any one
21 claiming by, through or under them;

22 6. By such foreclosure and sale, the rights of Defendants and persons
23 claiming by, through or under them subsequent to the recording of the Deed of Trust are
24 inferior and subordinate to Plaintiff's Deed of Trust lien and are forever foreclosed,
25 except only for the statutory right of redemption as allowed by law;

26 7. Plaintiff be hereby granted the right to become a bidder and purchaser at
27

1 said sale and that the purchaser shall be entitled to immediate possession of the Property
2 upon completion of sale according to law, and to all right, title and interest in any rents
3 and profits generated or arising from the Property during the statutory redemption period;

4 8. It is agreed that the redemption period for the real property described
5 above is reduced to 0 months and that the Defendant's waive any and all rights to
6 redemption.

7 9. For the avoidance of doubt, no deficiency judgment will be sought by the
8 Plaintiff.

9
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11 DATED: AUG - 6 2018

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13
14 **BRIAN L. STILES**

15 JUDGE

16 PRESENTED BY:

17
18 Nathan F. Smith, WSBA #43160
19 Attorney for Plaintiff
20 Phone: (949) 252-9400
21 Fax: (949) 252-1032
22 Email: nathan@mclaw.org
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EXHIBIT 1

Legal Description

PARCEL A:

Tract B-1 of SKAGIT COUNTY SHORT PLAT NO. 49-80 as approved May 27, 1980, and recorded May 27, 1980, in Volume 4 of Short Plats, page 98, under Auditor's File No. 8005270028, records of Skagit County, Washington; being a portion of the West Three-Quarters of the West Half of Tract 73, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Tract A of SKAGIT COUNTY SHORT PLAT NO. 59-77 as approved September 9, 1977, and recorded in Volume 2 of Short Plats, page 119, under Auditor's File No. 864775, records of Skagit County, Washington; being a portion of the West Three-Quarter of the West Half of Tract 73, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said tract, which is the true point of beginning;
thence Westerly along the North line of said tract 60.83 feet;
thence Southerly along a line parallel with the East line of said plat a distance of 75.01 feet;
thence Easterly parallel with the North line of said Short Plat 60.83 feet;
thence Northerly 75.01 feet to the point of beginning.

Situated in Skagit County, Washington.