



**201808210010**

08/21/2018 09:32 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***Judgment***  
***17-2-01459-4***

**Grantors:** (1) Peter Criscuolo  
(2) Lance Minetti & Wendy Minetti, h/w  
(3) Paul Boardman

**Grantee:** Cascade River Community Club

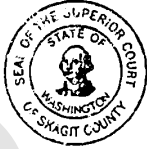
**Legal Description:** Lot 18, Cascade River Park Div. 1 (Additional Description on page 2)

**Assessor's Property Tax Parcel or Account No.:** P63565

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

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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 8/20/18



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

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FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2018 AUG 20 PM 1:19

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

CASCADE RIVER COMMUNITY CLUB,  
Inc., a Washington nonprofit corporation

Plaintiff

vs.

PETER W. CRISCUOLO, as his separate  
property if married; LANCE MINETTI &  
WENDY MINETTI, h/w; PAUL  
BOARDMAN, as his separate property if  
married

Defendants

Nº 17-42-01460-8

DEFAULT JUDGMENT & DECREE  
OF FORECLOSURE

**I. JUDGMENT SUMMARY**

Judgment Creditor: ..... Cascade River Community Club  
Judgment Debtors: ..... Peter Criscuolo  
Principal Judgment Amount: ..... \$3,280.40  
Interest to Date of Judgment: ..... \$0.00  
Taxable Costs: ..... \$2,023.50  
Attorney's Fees: ..... \$2,500.00  
Attorney for Judgment Creditor: ..... Craig Sjostrom #21149  
Attorney for Judgment Debtor: ..... N/A  
Property Description: ..... Lot 18, Cascade River Park Div. 1  
Tax Parcel Number: ..... P63565

**II. JUDGMENT**

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

2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Peter Criscuolo in the principal amount of \$3,280.40.

DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE

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Page 1 of 2

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
1204 Cleveland Ave., Mt. Vernon, Wash. 98273  
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cdsjostrom@comcast.net

- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$2,023.50, and a reasonable attorney's fee as prayed for of \$2,500.00.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

### III. DECREE OF FORECLOSURE

- 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, lien or interest on the part of the Defendants or persons claiming by, through or under the Defendants:

Lot 18, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive, records of Skagit County, Washington.

(P63565)

- 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law.
- 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be applied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's judgment.
- 3.4 Plaintiff waives any deficiency judgment.
- 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and of every person claiming by, through or under the Defendants, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the Defendants may have by law.
- 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to the Plaintiff.

DONE EX PARTE on 8/20, 2018.

  
JUDGE/ COMMISSIONER

Presented by:

  
CRAIG SJOSTROM #21149  
Attorney for Plaintiff

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

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