



201809170136

09/17/2018 02:22 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
18-2-00104-29

Grantors: Bryan S. Verner & Kirsten L. Verner

Grantee: City of Sedro Woolley

Legal Description: Lots 1-20, Block 47, First Add'n to Sedro

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account No.: P75875

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 9/14/18



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

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2018 SEP 14 PM 1:17

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THE CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation

Plaintiff

vs.

BRYAN S. VERNER & KIRSTEN L.
VERNER, h/w; BANK OF AMERICA,
N.A.

Defendants

N^o 18-2-00104-29

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	City of Sedro Woolley
Judgment Debtor:	Bryan S. Verner & Kirsten L. Verner
Principal Judgment Amount:	\$3,609.35
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,391.50
Attorney's Fees:	\$2,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Real Property Tax Parcel No.:	P75875
Legal Description:	Lots 1-20, Block 47, 1 st Add'n to Sedro

II. JUDGMENT

THIS MATTER having come on ex parte, on Plaintiff's application for entry of judgment; the Defendants having been found in default; now, therefore judgment shall be entered against Defendants and in favor of Plaintiff, as follows:

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149
1204 Cleveland Ave., Mt. Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-3488
cdsjostrom@comcast.net

**DEFAULT JUDGMENT &
DECREE OF FORECLOSURE**
C:\S.L.O\clients\CSW\Werner\pleadings\judgment.wpd

- 1 2.1 Judgment shall be entered in favor of Plaintiff and against Defendants Bryan S. Verner
- 2 and Kirsten L. Verner in the principal amount of \$3,609.35.
- 3 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,391.50, and a
- 4 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

III. DECREE OF FORECLOSURE

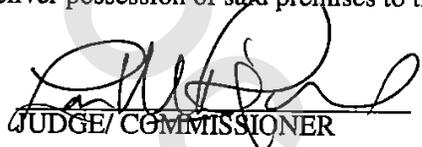
7 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
8 superior to any right, title, claim, lien or interest on the part of the Defendants or persons
9 claiming by, through or under the Defendants:

10 Lots 1-20 inclusive, Block 47, "FIRST ADDITION TO THE TOWN OF SEDRO IN
11 SKAGIT COUNTY, WASHINGTON", as per the plat thereof recorded in Volume 3 of
12 Plats, page 29, records of Skagit County, Wash.

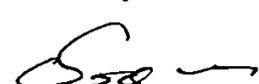
(P75875)

- 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 waives any deficiency judgment.
- 19 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
- 20 of every person claiming by, through or under the Defendants, in or to said property,
- 21 including the right of possession thereof from and after said sale, be forever barred and
- 22 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
- 23 premises as allowed by law, subject only to such statutory rights of redemption as the
- 24 Defendants may have by law.
- 25 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
- 26 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
- 27 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
- 28 Plaintiff.

23 DATED: Sept. 14, 2018.


JUDGE/ COMMISSIONER

25 Presented by:

26 
27 CRAIG SJOSTROM #21149
28 Attorney for Plaintiff

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149
1204 Cleveland Ave., Mt. Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-3488
cdsjostrom@comcast.net