



201810090080

10/09/2018 11:08 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

After recording return to:
Megan O. Masonholder
Skagit Law Group, PLLC
227 Freeway Drive, Suite B
P. O. Box 336
Mount Vernon, WA 98273

Document Title:	Default Judgment and Decree of Foreclosure
Grantors:	RANDY L. ALDRIDGE and AVA D. ALDRIDGE
Grantee:	CITY OF SEDRO-WOOLLEY, a Washington municipal corporation
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legal:	Lot 50, Amended Plat of Mountain View Estates
Additional Legal on page(s):	Page 3 of the attached
Assessor's Tax Parcel Nos.:	4539-000-050-0000(P90663)

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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 10/11/18

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2018 SEP -7 11:08:24



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

18-2-00514-29
JD/F
Judgment and Decree of Foreclosure
3806877



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SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

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CITY OF SEDRO-WOOLLEY, a Washington) Case No.: 18-2-00514-29
municipal corporation,)

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Plaintiff,)

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ORDER OF DEFAULT JUDGMENT AND
DECREE OF FORECLOSURE

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vs.)

(Clerk's Action Required)

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RANDY L. ALDRIDGE and AVA D.)
ALDRIDGE, husband and wife, and the)
marital community composed thereof,)

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Defendants.)

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THIS MATTER having come on regularly for hearing before the undersigned Judge/Commissioner of the above-entitled court, and the court being fully advised in the premises, now makes the following Judgment, Decree, and Order:

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I. JUDGMENT SUMMARY-MONETARY AND AS TO REAL PROPERTY

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Judgment Creditor: CITY OF SEDRO-WOOLLEY, a Washington
municipal corporation

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Judgment Debtors: RANDY L. ALDRIDGE and AVA D. ALDRIDGE,
husband and wife, and the marital community
composed thereof, jointly and severally

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Real property subject to this action: Lot 50, Amended Plat of Mountain View Estates
Situate in the County of Skagit, State of Washington.

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The real property is identified by Skagit County
Assessor's Tax Account Number 4539-000-050-0000
(P90663)

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ORDER OF DEFAULT JUDGMENT AND
DECREE OF FORECLOSURE - 1

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

ORIGINAL

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1	Principal Judgment Amount:	\$2,435.58
2	Late Charges:	\$170.00
	Interest as of July 1, 2018	\$154.57
3	Interest Rate after Judgment:	12% per annum on principal, late fees, attorney's
4		fees, costs, and other recovery amounts from
		date judgment is entered until fully paid
5	Attorney's Fees:	\$3,550.00
6	Costs:	\$1,196.68
	Other Recovery Amounts:	\$0.00
	Less Payment May 2, 2018	(-\$2,662.52)
7	Attorney for Judgment Creditors:	Megan Masonholder of Skagit Law Group, PLLC
8	Attorney for Judgment Debtors:	None

II. ORDER OF DEFAULT

2.1 Default. Defendants, RANDY L. ALDRIDGE and AVA D. ALDRIDGE husband and wife and the marital community composed thereof, were declared to be in default, and the court heretofore entered an Order of Default against said Defendants on August 22, 2018, and therefore judgment shall be entered in favor of Plaintiff as follows.

III. JUDGMENT

3.1 Judgment shall be entered in favor of the Plaintiff, the CITY OF SEDRO WOOLLEY, against the Defendants, RANDY L. ALDRIDGE and AVA D. ALDRIDGE, husband and wife and the marital community composed thereof, ("Defendants ALDRIDGE"), jointly and severally, and against the real property legally described herein, in the total amount of \$4,844.31, including: the principal amount of \$2,435.58; together with accrued interest thereon in the amount of \$154.57 as of August 1, 2018; late fees in the amount of \$170.00; together with attorney's fees in the amount of \$3,550.00; and together with Plaintiff's costs and disbursements in the amount of \$1,196.68; less a partial payment of \$2,662.52 received from Defendants ALDRIDGE on May 2, 2018; and

3.2 Plaintiff's judgment as to late fees, other recovery amounts, attorney's fees, and costs shall bear interest at the rate of 12% per annum from the date of judgment until paid in full.

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ORDER OF DEFAULT JUDGMENT AND
DECREE OF FORECLOSURE - 2

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IV. DECREE OF FORECLOSURE

ON THE BASIS OF THE FOREGOING, IT IS ORDERED, ADJUDGED AND
DECREED:

4.1 That Plaintiff's liens are hereby adjudged and decreed to be valid, first, and paramount municipal liens upon the real property, and the whole thereof, superior to any and all right, title, claim, interest, lien, or estate of the named Defendants individually, and the marital community of them composed, or of anyone claiming by, through, or under them, subsequent to the execution of Plaintiff's municipal liens, in and to the real property which is legally described as follows securing the payment of the judgment:

Lot 50, "AMENDED PLAT OF MOUNTAIN VIEW ESTATES", as per plat recorded in Volume 14 of Plats, page 198, records of Skagit County, Washington.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

The Real Property is identified by Skagit County Assessor's Tax Account Number 4539-000-050-0000 and Parcel Number P90663; and

4.2 That the Plaintiff's lien is hereby foreclosed and said real property shall be sold by the Sheriff of Skagit County, Washington, in the manner provided by law for foreclosures and in accordance with the practice of this court; and

4.3 That Plaintiff is permitted to become bidder and purchaser at such sale and may credit bid all or any portion of the amount owed to Plaintiff without requirement of depositing cash or other funds in the amount of such credit bid; and

4.4 That none of the Defendants or any person claiming by, through, or under them is entitled to possession of the premises after the sale and that the purchaser at such sale shall be adjudged entitled to the sole and exclusive possession thereof, together with rents, issues, and profits arising therefrom; and

