



**201901040045**

01/04/2019 01:51 PM 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***  
**18-2-00104-29**

**Grantors:** Bank of America

**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, MELISSA BEATON, 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 JAN 03 2019



MELISSA BEATON, County Clerk

By: [Signature]  
Deputy Clerk

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2019 JAN -3 PM 1:19

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

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Plaintiff

vs.

BANK OF AMERICA, N.A.

Defendants

Nº 18-2-00104-29

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

**I. JUDGMENT SUMMARY**

Judgment Creditor: .....	City of Sedro Woolley
Judgment Debtor: .....	Bank of America
Principal Judgment Amount: .....	\$4,142.18
Interest to Date of Judgment: .....	\$0.00
Taxable Costs: .....	\$1,121.50
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 <sup>st</sup> 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:

2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Bank of America in the principal amount of \$4,142.18.

**CRAIG D. SJOSTROM**

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**DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE**  
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1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,121.50, and a  
2 reasonable attorney's fee as prayed for of \$2,500, for a total judgment amount of  
\$7,763.68.

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  
claiming by, through or under the Defendants:

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

10 (P75875)

11 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in  
12 one or more parcels in accordance with and in the manner provided by law.

13 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale  
14 be applied first toward the payment of the costs of said sale and then towards the payment  
of Plaintiff's judgment.

15 3.4 Plaintiff waives any deficiency judgment.

16 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and  
17 of every person claiming by, through or under the Defendant, in or to said property,  
including the right of possession thereof from and after said sale, be forever barred and  
18 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.

19 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not  
20 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  
21 Plaintiff.

22 DATED: Jan 3, 2019.

*Burkness*  
JUDGE/ COMMISSIONER

24 Presented by:

25 *Craig Sjostrom*  
26 CRAIG SJOSTROM #21149  
27 Attorney for Plaintiff

**CRAIG D. SJOSTROM**

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