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When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
19-2-00537-29

Grantor: Ryan K. Kessler

Grantee: Cape Horn Maint. Co.

Legal Description: Lot 33, Block F, Cape Horn Div. 2

Assessor's Property Tax Parcel or Account No.: P63207

Reference Nos of Documents Assigned or Released: N/A

19-2-00537-29
DFJG 14
Default Judgment
6048430



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 7/30/19



MELISSA BEATON, County Clerk

By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA.

2019 JUL 11 PM 1:28

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

RYAN K. KESSLER, an unmarried
person; STATE OF WASHINGTON

Defendants

No 19-2-00537-29

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor: Cape Horn Maint. Co.
Judgment Debtor: Ryan K. Kessler
Principal Judgment Amount: \$2,107.59
Interest to Date of Judgment: \$71.40
Taxable Costs: \$1,277.00
Attorney's Fees: \$2,500.00
Attorney for Judgment Creditor: Craig Sjostrom #21149
Attorney for Judgment Debtor: N/A
Property Legal Description: Lot 33, Block F, Cape Horn Div. 2
Tax Parcel No.: P63207

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendant Ryan Kessler and Skagit County having consented to entry of judgment; 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 Ryan Kessler in the principal amount of \$2,107.59, plus prejudgment interest of \$71.40, costs of \$1,277.00

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

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DEFAULT JUDGMENT &

DECREE OF FORECLOSURE

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and attorney's fees as prayed for of \$2,500, for a total judgment of \$5,955.99.

2.2 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 33, Block F, "Cape Horn on the Skagit, Div. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

(P6327)

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 shall waive 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.

DATED: July 11, 2019.


JUDGE/ COMMISSIONER

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

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DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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