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Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
19-2-00158-29

Grantor: Cascade River Community Club

Grantee: Jenifer Holt

Legal Description: Lot 48, Cascade River Park Div. 2 (Additional Description on page 2)

Assessor's Property Tax Parcel or Account No.: P63848

Reference Nos of Documents Assigned or Released:

19-2-00158-29
DFJG 12
Default Judgment
6256004



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 8/14/19



MELISSA BEATON, County Clerk

By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2019 AUG -7 PM 1:30

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

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

Plaintiff

vs.

JENIFER HOLT, as her separate property if
married

Defendants

No 19-2-00158-29

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor: Cascade River Community Club
Judgment Debtor: Jenifer Holt
Principal Judgment Amount: \$5,817.19
Interest to Date of Judgment: \$0.00
Taxable Costs: \$1,286.50
Attorney's Fees: \$2,500.00
Attorney for Judgment Creditor: Craig Sjostrom #21149
Attorney for Judgment Debtor: N/A
Property Description: Lot 48, Cascade River Park Div. 2
Tax Parcel Numbers: P63848

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendant; 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 in the principal amount of \$5,817.19.

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

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- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,286.50, and a reasonable attorney's fee as prayed for of \$2,500.00, for a total judgment of \$9,603.69.
- 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 Defendant or persons claiming by, through or under the Defendant:
- Lot 48, "Cascade River Park Div. No. 2", as per plat recorded in Volume 9 of Plats, pages 20 and 21 inclusive, records of Skagit County, Washington.
- (P63848)
- 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 Defendant, and 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 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 Defendant 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 August 7, 2019.

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff


JUDGE/ COMMISSIONER

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE

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