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02/12/2021 11:25 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***Judgment***  
**19-2-01465-29**

**Grantors:** Lauro Segueda & Narda Segueda, h/w

**Grantee:** City of Mount Vernon

**Legal Description:** Lot 4, Bakerview West

**Assessor's Property Tax Parcel or Account No.:** P113618

**Reference Nos of Documents Assigned or Released:** 201912310086

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19-2-01465-29  
JDDF 10  
Judgment and Decree of Foreclosure  
9872155



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 2/9/2021



MELISSA BEATON, County Clerk

By: [Signature]  
Deputy Clerk

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
2021 JAN 29 PM 2:31

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

THE CITY OF MOUNT VERNON, a  
Washington municipal corporation

Plaintiff

vs.

LAURO SEGUEDA & NARDA  
SEGUEDA, h/w; UNITED STATES  
DEPARTMENT OF AGRICULTURE,  
RURAL HOUSING SERVICE;  
MIDLAND FUNDING LLC;  
EVERGREEN FINANCIAL SERVICES  
Inc.

Defendants

No 19-2-01465-29

JUDGMENT & DECREE  
OF FORECLOSURE

ORIGINAL

**I. JUDGMENT SUMMARY**

Judgment Creditor: .....	City of Mount Vernon
Judgment Debtors: .....	Lauro Segueda & Narda Segueda
Principal Judgment Amount: .....	\$5,745.60
Interest to Date of Judgment: .....	\$0.00
Taxable Costs: .....	\$1,657.00
Attorney's Fees: .....	\$2,500.00
Attorney for Judgment Creditor: .....	Craig Sjostrom #21149
Attorney for Judgment Debtors: .....	N/A

**II. JUDGMENT**

THIS MATTER having come on ex parte; an order of default having been entered against all Defendants other than Skagit Bonded Collectors, Inc.; 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

**JUDGMENT & DECREE OF FORECLOSURE**  
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- 1 2.1 Judgment shall be entered in favor of Plaintiff and against Defendants Laura Segueda and  
2 Narda Segueda in the principal amount of \$5,745.60.
- 3 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,657.60, and a  
4 reasonable attorney's fee as prayed for of \$2,500.00.
- 5 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.
- 6 2.4 Defendant Skagit Bonded Collectors shall be, and hereby is, dismissed from this action  
7 without prejudice.

### III. DECREE OF FORECLOSURE

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

11 That portion of the Northwest quarter of the Northeast quarter of Section 30, Township  
12 34 North, Range 4 East, W.M., described as follows:

13 Beginning at a point on the South line of Hazel Street, as established in the City  
14 of Mount Vernon, and the West line of Douglas Street, as established by the City  
15 of Mount Vernon; thence South a distance of 120 feet; thence West a distance of  
16 108 feet; thence North a distance of 120 feet; thence East a distance of 108 feet  
17 to the point of beginning;

18 Also known as Lots 17-20 inclusive, Block 23 plat of "SOUTHERN  
19 ADDITION TO MOUNT VERNON", together with the East ½ of the vacated  
20 alley adjoining thereto.

21 (P29118)

- 22 3.2 Plaintiff's lien as described herein shall be foreclosed and the said real property shall be  
23 sold in one or more parcels in accordance with and in the manner provided by law,  
24 provided, that if the property qualifies as a homestead, the provisions of RCW 6.13 shall  
25 control any execution sale.
- 26 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale  
27 be applied first toward the payment of the costs of said sale and then towards the payment  
28 of Plaintiff's judgment.
- 29 3.4 Plaintiff shall waive any deficiency judgment.
- 30 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.

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JUDGMENT & DECREE OF FORECLOSURE

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1  
2 DATED: Jan. 29, 2021.

  
JUDGE/COMMISSIONER

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4 Presented by:


Approved for entry:

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7   
8 CRAIG SJOSTROM WSBA #21149  
Attorney for Plaintiff

SKAGIT LAW GROUP PLLC  
Attorneys for Skagit Bonded Collectors

By: please see attached  
CRAIG E. CAMMOCK WSBA#24185

1  
2 DATED: January 29, 2021.

  
JUDGE/ COMMISSIONER

3  
4 Presented by:

Approved for entry:

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7   
8 CRAIG SJOSTROM WSBA #21149  
Attorney for Plaintiff

SKAGIT LAW GROUP PLLC  
Attorneys for Skagit Bonded Collectors

9 By:   
CRAIG E. CAMMOCK WSBA#24185

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JUDGMENT & DECREE OF FORECLOSURE  
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