

After Recording Return to:
Linville Law Firm PLLC
Attn: David Linville
800 Fifth Avenue, Suite 3850
Seattle, WA 98104

Document Title: Judgment

Grantor: Christine M. Goodwin

Grantee: Topside Construction, Inc.

Legal Description: THE SOUTH 70 FEET OF LOT 2 AND THE NORTH 20 FEET OF LOT 3,
BLOCK 4, 'ALBERT BALCH'S WEDGWOOD', ACCORDING TO THE
PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

Parcel Number: P54778

SKAGIT COUNTY, WASH
FILED

AUG 24 2021

MELISSA BEATON, CO. CLERK
Deputy

SUPERIOR COURT OF THE STATE OF WASHINGTON
SKAGIT COUNTY

TOPSIDE CONSTRUCTION, INC.,

Plaintiff,

vs.

CHRISTINE M. GOODWIN,

Defendant.

No. 19-2-01186-29

DEFAULT JUDGMENT AND DECREE OF
FORECLOSURE

(Proposed)

JUDGMENT SUMMARY

1. Judgment Creditor: Topside Construction, Inc.
 2. Judgment Debtor: Christine M. Goodwin
 3. Principal: \$15,458.28
 4. Interest: \$6,956.23
 5. Costs: \$478.50
 6. Attorney Fees: \$3,155.50
 7. Judgment shall bear interest at 18% per annum
 8. Attorney for judgment creditor: David E. Linville of Linville Law Firm PLLC
- TOTAL JUDGMENT \$26,048.51

DEFAULT JUDGMENT AND DECREE OF FORECLOSURE - 1

LINVILLE LAW FIRM PLLC
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(206) 515-0640 • FAX (206) 515-0646

ORDER AND DECREE OF FORECLOSURE

THIS MATTER having come before the Court on plaintiff Topside Construction, Inc.'s motion for default judgment against defendant Christine M. Goodwin and foreclosure decree concerning the subject property described below; the Court having reviewed the files and records herein; now therefore,

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Topside Construction, Inc. is awarded judgment in the amount of \$26,048.51 against Christine M. Goodwin; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said judgment is a judgment on Topside Construction, Inc. mechanic's lien properly foreclosed and enforced pursuant to RCW 60.04 *et seq.* concerning the subject property described below. Upon Topside Construction, Inc.'s subsequent filing of a praecipe for order sale and this Court entering an order of sale, said real property may be sold by the Sheriff of Skagit County at public auction in the manner provided by law, and the proceeds thereof shall be applied to payment of the judgment in favor of Topside Construction, Inc.; and the amount of this judgment may be increased upon motion by Topside Construction, Inc. to include all reasonable attorney fees and costs incurred by Topside Construction, Inc. in collection and enforcement of this judgment.

Description of Real Property Foreclosed Upon

The real property subject to this lien foreclosure action is described as follows:

Legal Description: THE SOUTH 70 FEET OF LOT 2 AND THE NORTH 20 FEET OF LOT 3, BLOCK 4, 'ALBERT BALCH'S WEDGWOOD',

DEFAULT JUDGMENT AND DECREE OF FORECLOSURE - 2

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1 ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF
2 PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

3 Parcel Number: P54778

4 Property Address: 908 S. 18th Street
5 Mount Vernon, WA 98274

6 DATED ~~THIS~~ **AUG 24 2021** day of August 2021

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8 **THOMAS L. VERGE**
9 Judge / Court Commissioner

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17 Presented by:

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19 LINVILLE LAW FIRM PLLC

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21 David E. Linville, WSBA #31017
22 Attorneys for Topside Construction, Inc.
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DEFAULT JUDGMENT AND DECREE OF FORECLOSURE - 3

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