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11/09/2021 02:44 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment & Decree of Foreclosure
19-2-00157-29

**Grantors: (1) Heirs of Cleo Parker
(2) Teresa Erickson**

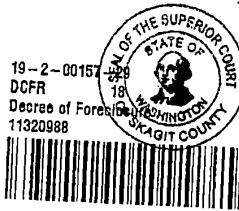
Grantee: Cascade River Community Club

Legal Description: Lot 72, Cascade River Park Div. 1 (Additional Description on page 2)

Assessor's Property Tax Parcel or Account No.: P63621

Reference Nos of Documents Assigned or Released: 201902060012

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 11/9/21



MELISSA BEATON, County Clerk
By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2021 NOV -4 PM 2:17

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

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

Plaintiff

vs.

TERESA ERICKSON, an unmarried person;
HEIRS AND DEVISEES OF CLEO
PARKER, Deceased

Defendants

No 19-2-00157-29

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor: Cascade River Community Club
Judgment Debtors: Teresa Erickson; Heirs of Cleo Parker
Principal Judgment Amount: \$9,103.75
Interest to Date of Judgment: \$0.00
Taxable Costs: \$3,264.50
Attorney's Fees: \$2,500.00
Attorney for Judgment Creditor: Craig Sjostrom #21149
Attorney for Judgment Debtor: N/A
Property Description: Lot 72, Cascade River Park Div. 1
Tax Parcel Number: P63621

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendants; 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 \$9,103.75.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$3,264.50, and a

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DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

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reasonable attorney's fee as prayed for of \$2,500.00.

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 Defendants or persons claiming by, through or under the Defendants:

Lot 72, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 54-59 inclusive, records of Skagit County, Washington.

(P63621)

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 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.

DONE EX PARTE on 11/4, 2021.


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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