

CSD ATTORNEYS AT LAW P.S.
1500 Railroad Avenue
Bellingham, WA 98225
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DOCUMENT TITLE(S):

AMENDED EX PARTE DEFAULT JUDGMENT AND ORDER OF FORECLOSURE

REFERENCE NUMBER(S):

N/A

GRANTOR(S):

IRENE MEJIA ANDERSON, Deceased

GRANTEE(S):

LAKE TYEE

ABBREVIATED LEGAL DESCRIPTION (Lot, block, plat or section, township, range):

LOT B-45, LAKE TYEE I

(FULL LEGAL DESCRIPTION ON PAGE 2 OF DOCUMENT)

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER(S):

P78513

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY WA
2023 APR 12 PM 2:07

22-2-00908-29
DFJG 14
Default Judgment
14302107



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: 04/20/2023



MELISSA BEATON, Clerk

By:
Deputy Clerk TAMARA MCCORMACK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

LAKE TYEE, a Washington nonprofit
corporation,

Plaintiff,

v.

ESTATE OF IRENE MEJIA ANDERSON,
Deceased, ALL HEIRS AND DEVISEES,
KNOWN AND UNKNOWN, OF THE
ESTATE OF IRENE MEJIA ANDERSON,
INCLUDING, BUT NOT LIMITED TO:
CLARA ANDERSON; and ALL OTHER
PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL
ESTATE DESCRIBED IN THE COMPLAINT
HEREIN,

Defendants.

No. 22-2-00908-29

AMENDED

**EX PARTE DEFAULT JUDGMENT AND
ORDER OF FORECLOSURE**

THIS MATTER having come on for hearing before the undersigned Judge, based upon the Plaintiff's Motion for Order of Default, Default Judgment and Order of Foreclosure pursuant to CR 55, and the Court having reviewed the Declaration of Aaron T. Haynes filed in support thereof, and the records and files herein; **NOW, THEREFORE:**

**AMENDED
EX PARTE DEFAULT JUDGMENT AND
ORDER OF FORECLOSURE - 1**

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JUDGMENT SUMMARY

Creditor/Plaintiff: Lake Tyee

Debtors/Defendants: Estate Of Irene Mejia Anderson, Deceased; All Heirs And devisees, Known And Unknown, Of The Estate Of Irene Mejia Anderson, Including, But Not Limited To: Clara Anderson; And All Other Persons Or Parties Unknown Claiming Any Right, Title, Estate, Lien, Or Interest In The Real Estate Described In The Complaint Herein

Principal Judgment: \$12,809.11

Post-judgment Interest: 12% per annum

Attorneys' Fees: \$2,288.00

Costs: \$1,270.14

Attorneys for Judgment Creditor: Richard A. Davis, WSBA #20940
Aaron T. Haynes, WSBA #54134

Attorney for Judgment Debtors: Unknown / Pro Se

THIS MATTER having come before the Court on Plaintiff's Ex Parte Motion for Order of Default, Default Judgment and Order of Foreclosure before the undersigned Judge/Court Commissioner; and the Court having considered the evidence submitted in the records and files herein, and being duly advised in the premises;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. Plaintiff is hereby awarded the principal judgment of \$12,809.11 against Defendants, including pre-judgment interest on the unpaid balance.
2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$2,288.00 and costs in the amount of \$1,270.14 against the Defendants named above.
3. Interest shall accrue on the unpaid judgment, attorneys' fees, and costs at the rate of twelve percent (12%) per annum, until paid.

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EX PARTE DEFAULT JUDGMENT AND
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1 4. Plaintiff is hereby awarded judgment and foreclosure against the Defendants'
2 interest in the real property (the "Property") legally described as follows:

3 LOT B-45, LAKE TYEE I, AS PER PLAT RECORDED IN VOLUME 10 OF
4 PLATS, PAGES 66-70, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

5 SITUATE IN SKAGIT COUNTY, WASHINGTON.

6 ASSESSOR TAX PARCEL NO. P78513

7 5. Plaintiff's lien is hereby declared a valid lien against the Property. Said lien is
8 hereby foreclosed as in the case of a mortgage in the manner provided by Washington
9 State law, and the proceeds thereof shall be first applied to such other additional amounts
10 for taxes, assessments, costs of foreclosure, interest, and the remainder to satisfy the
11 judgment,
12 together with interest thereon from the date of judgment, plus all additional assessments
13 and late charges that come due prior to the date of sale.

14 6. A deficiency judgment shall be entered against Defendants for any amount of
15 the judgment left unsatisfied.

16 7. The Clerk shall issue a Writ of Execution directing the Sheriff to levy upon, seize,
17 and take into possession and execution, the nonexempt real property of Defendants
18 described above sufficient to execute and to satisfy the judgment, interest, and increased
19 interest, costs, and increased costs to sell that property according to law, and to make
20 return of this writ to the clerk who issued it.

21 8. Defendants' period of redemption is one (1) year from the date of the Sheriff's
22 sale, and the Sheriff is hereby ordered to issue the Sheriff's deed to the purchaser at the
23 termination of the one (1) year period, if not earlier redeemed. Nothing herein shall excuse
24 Defendants from paying all dues and assessments owing at the time of redemption.
25

AMENDED
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9. The purchaser is hereby entitled to immediate possession of the Property.

10. Plaintiff is hereby granted the right to become a bidder and purchaser at the sale. If Plaintiff is the successful bidder, it may apply the whole or any part of the judgment herein granted in lieu of cash to satisfy the bid.

11. The rights of the Defendants are hereby adjudged to be inferior and subordinate to the Plaintiff's judgment and are hereby foreclosed upon except for the statutory right to redemption.

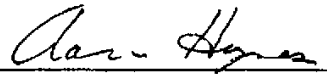
12. Plaintiff is hereby awarded, pursuant to its bylaws, its attorneys' fees and costs of collection and/or foreclosure against Defendants.

13. Plaintiff may also obtain further judgment on additional dues and assessments which may become due by submitting a subsequent affidavit to that effect.

DONE IN OPEN COURT this 12 day of April, 2023.


JUDGE/COURT COMMISSIONER

Presented By:


Richard A. Davis III, WSBA #20940
Aaron T. Haynes, WSBA #54134
CHMELIK SITKIN & DAVIS P.S.
Attorneys for Plaintiff

AMENDED
EX PARTE DEFAULT JUDGMENT AND
ORDER OF FORECLOSURE - 4

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