

CSD ATTORNEYS AT LAW P.S.  
1500 Railroad Avenue  
Bellingham, WA 98225  
(360) 671-1796

**DOCUMENT TITLE(S):**

EX PARTE DEFAULT JUDGMENT AND ORDER OF FORECLOSURE

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

N/A

**GRANTOR(S):**

MITCHELL W. MCDONALD

**GRANTEE(S):**

LAKE TYEE, A WASHINGTON NONPROFIT CORPORATION

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

LOT C-34, LAKE TYEE II

Additional legal is on Page 2 of document

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

P78992

23-2-00223-29  
JDDF 17  
Judgment and Decree of Foreclosure  
15155318



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2023 SEP -5 PM 1:28

I, Melissa M. McLain, Clerk of the Superior Court of  
the State of Washington for Skagit County, do  
hereby certify that this is a true and correct copy of the original  
of the above captioned case.

9/12/23



MELISSA MCLAIN, County Clerk

MELISSA M. McLAIN

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

LAKE TYEE, a Washington nonprofit  
corporation,

No. 23-2-00223-29

Plaintiff,

EX PARTE DEFAULT JUDGMENT  
AND ORDER OF FORECLOSURE

v.

MITCHELL W. MCDONALD,

Defendant.

**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:**

**JUDGMENT SUMMARY**

Judgment Creditor:	Lake Tyee, a Washington nonprofit corporation
Judgment Debtor:	Mitchell W. McDonald
Principal Judgment:	\$18,778.03
Post-judgment Interest:	12% per annum
Attorneys' Fees:	\$4,944.00
Costs:	\$1,426.44

EX PARTE DEFAULT JUDGMENT  
AND ORDER OF FORECLOSURE - 1

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1500 Railroad Avenue, Bellingham, WA 98225  
tel 360.671.1796 • fax 360.671.3781

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

3 Attorney for Judgment Debtor: Unknown / Pro Se

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

8 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

- 9 1. Plaintiff is hereby awarded the principal judgment of \$18,778.03 against  
10 Defendant Mitchell W. McDonald ("Defendant"), including pre-judgment interest on the  
11 unpaid balance.
- 12 2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$4,944.00 and  
13 costs in the amount of \$1,426.44 against Defendant.
- 14 3. Interest shall accrue on the unpaid judgment, attorneys' fees, and costs at the  
15 rate of twelve percent (12%) per annum, until paid.
- 16 4. Plaintiff is hereby awarded judgment and foreclosure against the Defendant's  
17 interest in the real property (the "Property") legally described as follows:

18 LOT C-34, LAKE TYEE DIVISION NO. II AS PER PLAT RECORDED IN  
19 VOLUME 11 OF PLATS, PAGES 15 THROUGH 24, INCLUSIVE,  
20 RECORDS OF SKAGIT COUNTY, WASHINGTON.

21 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

22 ASSESSOR TAX PARCEL NO. P78992  
23  
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EX PARTE DEFAULT JUDGMENT  
AND ORDER OF FORECLOSURE - 2

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

7           6. A deficiency judgment shall be entered against Defendant for any amount of the  
8 judgment left unsatisfied.

9           7. The Clerk shall issue a Writ of Execution directing the Sheriff to levy upon,  
10 seize, and take into possession and execution, the nonexempt real property of Defendant  
11 described above sufficient to execute and to satisfy the judgment, interest, and increased  
12 interest, costs, and increased costs to sell that property according to law, and to make  
13 return of this writ to the clerk who issued it.

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

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

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

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

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EX PARTE DEFAULT JUDGMENT  
AND ORDER OF FORECLOSURE - 3

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tel 360.671 1796 • fax 360.671 3781

