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DOCUMENT TITLE(S):

EX PARTE DEFAULT JUDGMENT AND ORDER OF FORECLOSURE

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

GRANTOR(S):

BRANDI MARTINEZ

GRANTEE(S):

LAKE TYEE, A WASHINGTON NONPROFIT CORPORATION

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

LOT A-45, LAKE TYEE I

Additional legal is on Page 2 of document

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

P78450

23-2-00817-29
DFJG 10
Default Judgment
15698800



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2023 DEC -1 PM 2:49

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 12/11/2023



MELISSA BEATON, County Clerk

By: Samantha Arendse
Deputy Clerk
Samantha Arendse

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

LAKE TYEE, a Washington nonprofit corporation,

Plaintiff,

v.

BRANDI MARTINEZ,

Defendant.

No. 23-2-00817-29

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:**

JUDGMENT SUMMARY

Creditor/Plaintiff:	Lake Tye
Debtor/Defendant:	Brandi Martinez
Principal Judgment:	\$9,606.40
Post-judgment Interest:	12% per annum
Attorneys' Fees:	\$3,939.00
Costs:	\$1,085.22

EX PARTE DEFAULT JUDGMENT
AND ORDER OF FORECLOSURE - 1

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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 \$9,606.40 against
10 Defendant, including pre-judgment interest on the unpaid balance.
11 2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$3,939.00 and
12 costs in the amount of \$1,085.22 against the Defendant named above.
13 3. Interest shall accrue on the unpaid judgment, attorneys' fees, and costs at the
14 rate of twelve percent (12%) per annum, until paid.
15 4. Plaintiff is hereby awarded judgment and foreclosure against the Defendant's
16 interest in the real property (the "Property") legally described as follows:

17 LOT A-45, LAKE TYEE I, ACCORDING TO THE PLAT THEREOF
18 RECORDED IN VOLUME 10 OF PLATS, PAGES 66 THROUGH 70,
19 RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

21 ASSESSOR TAX PARCEL NO.: P78450

- 22 5. Plaintiff's lien is hereby declared a valid lien against the Property. Said lien is
23 hereby foreclosed as in the case of a mortgage in the manner provided by Washington
24 State law, and the proceeds thereof shall be first applied to such other additional amounts
25

EX PARTE DEFAULT JUDGMENT
AND ORDER OF FORECLOSURE - 2

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1 for taxes, assessments, costs of foreclosure, interest, and the remainder to satisfy the
2 judgment, together with interest thereon from the date of judgment, plus all additional
3 assessments and late charges that come due prior to the date of sale.

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

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

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

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

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

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

22 12. Plaintiff is hereby awarded, pursuant to its bylaws, its attorneys' fees and costs
23 of collection and/or foreclosure against Defendant.
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EX PARTE DEFAULT JUDGMENT
AND ORDER OF FORECLOSURE - 3

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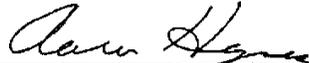
1 13. Plaintiff may also obtain further judgment on additional dues and assessments
2 which may become due by submitting a subsequent affidavit to that effect.
3

4 **DONE IN EX PARTE** this 1 day of Dec, 2023.

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6
7 
8 ~~JUDGE/COURT COMMISSIONER~~
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11
12

13 Presented By:

14 CSD ATTORNEYS AT LAW P.S.

15 
16 Richard A. Davis III, WSBA #20940
17 Aaron T. Haynes, WSBA #54134
18 Attorneys for Plaintiff
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EX PARTE DEFAULT JUDGMENT
AND ORDER OF FORECLOSURE - 4

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