

**Return Address:**

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1000 Second Avenue, Suite 1605  
Seattle, WA 98104-1094

Document Title(s) (or transactions contained therein):

**1. JUDGMENT**

- 2.
- 3.
- 4.

Grantor(s) (Last name first, then first name and initials)

- 1. PERALTA, ISRAEL A. RODRIGUEZ & JOHN/JANE DOE, AND MARITAL COMMUNITY**
- 2. CORDOVA, HECTOR A. RODRIGUEZ & JOHN/JANE DOE, AND MARITAL COMMUNITY**

- 3.
- 4.

5. ☐ Additional names on page \_\_\_\_ of document.

Grantee(s) (Last name first, then first name and initials)

**1. CEDAR HEIGHTS PUD I HOMEOWNERS ASSOCIATION**

- 2.
- 3.
- 4.

5. ☐ Additional names on page \_\_\_\_ of document.

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)

Assessor's Property Tax Parcel or Account Number:

Reference Number(s) of Documents assigned or released:

☐ Additional references on page \_\_\_\_ of document.

24-2-00291-29  
DFJG 11  
Default Judgment  
16913701



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2024 JUN 18 PM 1:23

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 6-27-24



MELISSA BEATON, County Clerk

By: \_\_\_\_\_  
Deputy Clerk CHRISTINE LUVERA

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

CEDAR HEIGHTS PUD 1 HOMEOWNERS  
ASSOCIATION,

Plaintiff,

v.

ISRAEL A. RODRIGUEZ PERALTA AND  
JOHN/JANE DOE RODRIGUEZ PERALTA, and  
their marital community; and HECTOR A.  
RODRIGUEZ CORDOVA and JOHN/JANE  
DOE RODRIGUEZ CORDOVA, and their marital  
community,

Defendants.

NO. 24-2-00291-29

DEFAULT JUDGMENT

[Clerk's Action Required]

JUDGMENT SUMMARY

1. Judgment Creditor: CEDAR HEIGHTS PUD 1 HOMEOWNERS ASSOCIATION
2. Judgment Debtors: ISRAEL A. RODRIGUEZ PERALTA AND JOHN/JANE DOE RODRIGUEZ PERALTA, and their marital community; and HECTOR A. RODRIGUEZ CORDOVA and JOHN/JANE DOE RODRIGUEZ CORDOVA, and their marital community
3. Principal Judgment Amounts: \$ 1,305.00
4. Interest to Date of Judgment (through 06/20/2024): \$ 549.32

DEFAULT JUDGMENT - 1

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- 1 5. Attorney Fees: \$ 1,906.00  
2 6. Costs: \$ 689.65  
3 7. Other Recovery Amounts: \$ \_\_\_\_\_  
4 8. Principal Judgment Amounts shall bear interest at 12% per annum.  
5 9. Attorney fees, Costs and Other Recovery Amounts shall bear interest at 12% per annum.  
6 10. Attorney for Judgment Creditor: Pody & McDonald, PLLC.

8 ORDER FOR DEFAULT JUDGMENT

9 THIS MATTER having come on before the Court on the motion of plaintiff, and the court  
10 having considered the files and records herein, including the Motion for Default Judgment, and  
11 the Declarations of Maryellen Romich and Asha A. Abdulle in support thereof; and it appearing  
12 to the Court that an Order of Default against defendants ISRAEL A. RODRIGUEZ PERALTA  
13 and JOHN/JANE DOE RODRIGUEZ PERALTA, and their marital community; and HECTOR  
14 A. RODRIGUEZ CORDOVA and JOHN/JANE DOE RODRIGUEZ CORDOVA, and their  
15 marital community, was entered on May 9, 2024, and that venue is proper, it is therefore,

16 ORDERED, ADJUDGED and DECREED that plaintiff shall be awarded a default  
17 judgment against defendants ISRAEL A. RODRIGUEZ PERALTA and JOHN/JANE DOE  
18 RODRIGUEZ PERALTA, and their marital community; and HECTOR A. RODRIGUEZ  
19 CORDOVA and JOHN/JANE DOE RODRIGUEZ CORDOVA, and their marital community, in  
20 the amounts as follow:

21 Principal Judgment Amounts: \$ 1,305.00  
22 Interest on balances due (through 06/20/2024): \$ 549.32  
23 Attorney Fees: \$ 1,906.00  
24 Costs: \$ 689.65

25 **DEFAULT JUDGMENT - 2**

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1 Post judgment interest on the total judgment amount to accrue at the rate of 12% per  
2 annum.

3 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant to the  
4 Declaration, plaintiff is awarded such costs, including reasonable attorney fees, as may be  
5 incurred in collecting this judgment;


6 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there being no just  
7 reason for delay, the Clerk is expressly directed to enter judgment forthwith.

8 *Signed*  
~~DONE IN OPEN COURT~~ this 18<sup>th</sup> day of June, 2024.

9  
10   
11 Judge/Court Commissioner

12 Presented by:

13 PODY & MCDONALD, PLLC

14   
15 Dean H. Pody, WSBA #27585  
16 Patrick M. McDonald, WSBA #36615  
17 Christopher R. Chicoine, WSBA #45740  
18 Asha A. Abdulle, WSBA #61101  
19 Attorneys for plaintiff

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25 **DEFAULT JUDGMENT - 3**

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