

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):

BRANDY A. GROSVENOR

GRANTEE(S):

LAKE TYEE, A WASHINGTON NONPROFIT CORPORATION

ABBREVIATED LEGAL DESCRIPTION (Lot, block, plat or section, township,
range): LOT A-79, LAKE TYEE III

Additional legal is on Page 2 of document

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

P79877

24-2-00372-29
JDDF 14
Judgment and Decree of Foreclosure
17464488



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2024 SEP 19 PM 2:27

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 9-22-24



MELISSA BEATON, County Clerk

[Signature]
Deputy Clerk

D. WILSON

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

LAKE TYEE, a Washington nonprofit corporation,

Plaintiff,

v.

BRANDY A. GROSVENOR,

Defendant.

No. 24-2-00372-29

EX PARTE DEFAULT JUDGMENT AND ORDER OF FORECLOSURE

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THIS MATTER having come on for Ex Parte before the undersigned Judge/Court Commissioner, based upon the Plaintiff's Ex Parte 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 Tyee
Debtor/Defendant:	Brandy A. Grosvenor
Principal Judgment:	\$9,151.64
Post-judgment Interest:	12% per annum
Attorneys' Fees:	\$4,028.00

DEFAULT JUDGMENT AND ORDER OF FORECLOSURE - 1

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1 Costs: \$1,127.06
2 Attorneys for Judgment Creditor: Richard A. Davis, WSBA #20940
3 Aaron T. Haynes, WSBA #54134
4 Attorney for Judgment Debtors: Unknown / Pro Se

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

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

- 10 1. Plaintiff is hereby awarded the principal judgment of \$9,151.64 against
11 Defendants, including pre-judgment interest on the unpaid balance.
- 12 2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$4,028.00 and costs
13 in the amount of \$1,127.06 against the Defendant named above.
- 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 A-79, "LAKE TYEE DIVISION NO. III," AS PER PLAT RECORDED IN
19 VOLUME 11 OF PLATS, PAGES 68 THROUGH 74, RECORDS OF SKAGIT
20 COUNTY, WASHINGTON.
- 21 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
- 22 ASSESSOR TAX PARCEL NO.: P79877
- 23 5. Plaintiff's lien is hereby declared a valid lien against the Property. Said lien is
24 hereby foreclosed as in the case of a mortgage in the manner provided by Washington State

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DEFAULT JUDGMENT AND ORDER OF
FORECLOSURE - 2

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1 law, and the proceeds thereof shall be first applied to such other additional amounts for
2 taxes, assessments, costs of foreclosure, interest, and the remainder to satisfy the judgment,
3 together with interest thereon from the date of judgment, plus all additional assessments and
4 late charges that come due prior to the date of sale.

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

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

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

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

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

20 11. The rights of the Defendant are hereby adjudged to be inferior and subordinate to
21 the Plaintiff's judgment and are hereby foreclosed upon except for the statutory right to
22 redemption.
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DEFAULT JUDGMENT AND ORDER OF
FORECLOSURE - 3

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

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

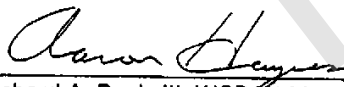
DONE IN EX PARTE this 19 day of September 2024.



JUDGE/COURT COMMISSIONER

Presented By:

CSD ATTORNEYS AT LAW P.S.



Richard A. Davis III, WSBA #20940
Aaron T. Haynes, WSBA #54134
Attorneys for Plaintiff

DEFAULT JUDGMENT AND ORDER OF FORECLOSURE - 4

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