

WHEN RECORDED RETURN TO:

Tomasi Bragar DuBay
Attn: Eleanor DuBay
121 SW Morrison St., Ste 1850
Portland, OR 97204

213734-LT

DOCUMENT TITLE(S): GENERAL JUDGMENT AND MONEY AWARD

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 201309250013

**GRANTOR: ESTATE OF WILLIAM E. KEENEY
ESTATE OF CLARICE A. KEENEY**

GRANTEE: BANNER BANK

**ABBREVIATED LEGAL DESCRIPTION: LOT 23 IN TRACT 1, PEAVEY'S ACREAGE
TRACTS NOS. 1 AND 2**

TAX PARCEL NUMBER(S): 3966-001-023-1015/P133073 & 3966-001-023-0015/P67902

24-2-01104-29
JD 17
Judgment
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SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

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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 3/26/25



MELISSA BEATON, County Clerk

By: Becki Sandia
Deputy Clerk BECKI SANDIA

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

BANNER BANK,
Plaintiff,

v.

ESTATE OF WILLIAM E. KEENEY, acting
by and through its Personal Representative
Amelia Keeney Hirai; ESTATE OF CLARICE
A. KEENEY; UNKNOWN HEIRS AND
DEWISEES OF CLARICE A. KEENEY; and
OCCUPANTS OR PARTIES IN
POSSESSION,
Defendants.

Case No. 24-2-01104-29

GENERAL JUDGMENT AND MONEY
AWARD

SUMMARY OF JUDGMENT

- 1. Name of Judgment Creditor : Banner Bank
- 2. Name of Its Attorney : Eleanor A. DuBay
Tomasi Bragar DuBay
121 SW Morrison St, Suite 1850
Portland, OR 97204
- 3. Name(s) of Judgment Debtor(s) : Estate of William E. Keeney
Estate of Clarice A. Keeney
- 4. Amount Due on Judgment
 - a. Principal : \$148,803.81
 - b. Late Charges : \$6,908.37

- 1 c. Site Visit Fees : \$140.00
2 d. Costs of Title Search: : \$843.33
3 e. Accrued Interest at the rate of 8.30% per annum
through March 14, 2025 : \$19,159.11
4 f. Pre-Judgment Interest at the rate of 8.30% per annum
5 from March 15, 2025 until judgment is entered
: at \$33.74512 per diem
6 g. Costs : \$2,042.92
7 h. Attorneys' Fees : \$6,441.86
8 i. Post-judgment interest accruing on the total amount of the judgment at the rate of 8.30%
9 from the date the judgment is entered until paid in full.

10 This matter came before the court on Plaintiff's motion for entry of judgment,
11 Plaintiff appearing ex parte by Eleanor A. DuBay, of its attorneys; and the court, having
12 considered the evidence presented and its records and files,

13 NOW, THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED as
14 follows:

15 **A. ON THE FIRST CLAIM FOR RELIEF**

16 1. Plaintiff is awarded a judgment against defendants the Estate of William
17 E. Keeney and the Estate of Clarice A. Keeney in the principal sum of \$148,803.81, plus late
18 charges in the sum of \$6,908.37, plus accrued interest through March 14, 2025 in the sum of
19 \$19,159.11, plus interest accruing at the contract rate of 8.30 percent per annum (\$33.74512 per
20 diem), from March 15, 2025 until the date judgment is entered, plus the sum of \$843.33 to cover
21 the costs of searching and abstracting records, plus site visit fees of \$140.00, plus plaintiff's
22 reasonable attorney fees of \$6,441.86, plus plaintiff's costs and disbursements incurred herein of
23 \$2,042.92; with interest to accrue on the total of all of the above sums at the rate of 8.30 percent
24 per annum from the date of judgment, until paid.

25 **B. ON THE SECOND CLAIM FOR RELIEF**

26 1. Plaintiff's Deed of Trust, dated September 19, 2013 and recorded on

1 September 25, 2013, in Skagit County, Washington, under Recording No. 201309250013, is a
2 valid and paramount lien upon the real property, legally described as follows and commonly
3 known as 9260, 9264 and 9268 Soren Road, Sedro-Woolley, WA 98284 (the "Property"),
4 superior to any and all right, title, interest, lien, or estate of any of defendants or of anyone
5 claiming by, through, or under them in and to the Property securing the payment of the
6 judgment:

7 Lot 23, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2,
8 SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH,
9 RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in
Volume 3 of Plats, page 37, records of Skagit County, Washington.

10 2. Plaintiff holds a valid first security interest in the Property and is the
11 current holder of the Note that decedents William E. Keeney and Clarice A. Keeney executed on
12 or about September 19, 2013.

13 3. The Deed of Trust is foreclosed, and the Property shall be sold by the
14 Sheriff of Skagit County, Washington, in the manner provided by law for foreclosures and in
15 accordance with the practice of this Court.

16 4. Plaintiff's lien on the Property is superior to any interest, lien, or claim of
17 defendants, and any and all persons claiming an interest in the Property and that said Deed of
18 Trust is hereby foreclosed by this Court on the Property and defendants, each of them, and all
19 parties claiming through or under them as purchasers, encumbrances, or otherwise, are forever
20 barred and foreclosed of all interest, lien, or claim in the Property and every portion thereof
21 excepting only any statutory right of redemption provided by the laws of the State of
22 Washington.

23 5. Plaintiff is permitted to become bidder and purchaser at such sale and the
24 proceeds of such sale shall be applied toward the payment of the judgment rendered herein in
25 favor of Plaintiff, together with any costs and increased costs of sale.

26 6. None of the defendants are entitled to a homestead exemption as against

1 Plaintiff's mortgage on the property.

2 7. Plaintiff may be awarded a deficiency judgment to the extent its judgment
3 and costs of sale exceed the proceeds of the Sheriff's sale and the period of redemption shall be 8
4 months from the date of the sheriff's sale.

5 8. The purchaser at the sheriff's sale is entitled to exclusive and immediate
6 possession of the Property from and after the date of the sale and is entitled to such remedies as
7 are available by law to secure possession and that if defendants, or any other occupants refuse to
8 surrender possession of the Property to the purchaser, that the Court should order the Clerk of the
9 Court to issue a Writ of Restitution, or other proper writs, ordering the sheriff to deliver
10 possession of the Property to the purchaser.

11 **MONEY AWARD**

12 1. Judgment Creditor: Banner Bank
13 Address: 3005 112th Avenue NE, Suite 100
Bellevue, WA 98004

14 Judgment Creditor's Attorney: Eleanor A. DuBay
15 Address: Tomasi Bragar DuBay
121 SW Morrison St, Suite 1850
16 Portland, OR 97204

17 Telephone: (503) 894-9900

18 2. Judgment Debtor: Estate of William E. Keeney
19 And if known: Address: 701 Blacktail Lane
Camano Island, WA 98282

20 Date of Birth: 02/xx/1961
21 Social Security Number: xxx-xx-7738
22 Driver's License Number: Unknown
State of Issuance: Unknown
Judgment Debtor's Attorney: n/a

23 3. Judgment Debtor: Estate of Clarice A. Keeney
24 And if known: Address: 9260 Soren Road
Sedro-Woolley, WA 98284

25 Date of Birth: 06/xx/1929
26 Social Security Number: xxx-xx-2062
Driver's License Number: Unknown
State of Issuance: Unknown
Judgment Debtor's Attorney: n/a

- 1 4. Any Person or Public Body entitled
- 2 to any portion of payment made
- 3 on judgment: None
- 4 a. Principal Amount: \$148,803.81
- 5 b. Interest Accrued to March 14, 2025: \$19,159.11
- 6 c. Attorneys' Fees: \$6,441.86
- 7 d. Costs: \$2,042.92
- 8 e. Costs of Title Search: \$843.33
- 9 f. Late Charges: \$6,908.37
- 10 g. Site Visit Fees: \$140.00
- 11 h. Post-judgment interest accruing on the total amount of the judgment at the rate of 8.30%
- 12 from the date the judgment is entered until paid in full

12 TOTAL JUDGMENT SUM: \$184,339.40 as of March 14, 2025.

13 DATED: March 19, 2025

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JUDGE/COURT COMMISSIONER

17 Presented by:

18 TOMASI BRAGAR DUBAY

19

20 By: s/ Eleanor A. DuBay
 21 Eleanor A. DuBay, WSBA #45828
 22 (503) 894-9900
 edubay@tomasilegal.com
 Of Attorneys for Plaintiff

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