

AFTER RECORDING RETURN TO:
PERYEA SILVER TAYLOR
1200 Fifth Avenue, Suite 1550
Seattle, WA 98101

Document Title(s):	Judgment
Grantors:	Antonio De Jesus Alatorre Rocha and Leidy Nayeli Gonzalez Zamora
Grantee:	Skagit Highlands Homeowners Association
Legal Description (abbr.):	Lot 174, "Plat of Skagit Highlands Division V (Phase 1)"
Assessor's Tax Parcel ID #:	P125386
Reference Nos. of Documents:	None

The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NONSTANDARD RECORDINGS ONLY (sign and remit fee only if document(s) do not meet formatting/margin requirements): I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party
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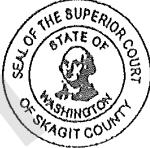
25-2-01459-29
DFJG 7
Default Judgment
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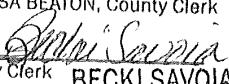


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SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2025 DEC -4 PM 4:17

1
2 I, MELISSA BEATON, Clerk of the Superior Court of
3 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 12-17-25



4 MELISSA BEATON, County Clerk
5 By: 
6 Deputy Clerk BECKI SAVOIA

7
8 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
9 FOR THE COUNTY OF SKAGIT

10 SKAGIT HIGHLANDS HOMEOWNERS
11 ASSOCIATION, a Washington State nonprofit
corporation,

12 Plaintiff,

13 vs.

14 ANTONIO DE JESUS ALATORRE ROCHA and LEIDY
15 NAYELI GONZALEZ ZAMORA, a Washington
Marital or Quasi-Marital Community,

16 Defendants.

17 NO. 25-2-01459-29

18 JUDGMENT
(DEFAULT)

19 JUDGMENT SUMMARY

20 Judgment Creditor:	SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION
21 Attorney for Judgment Creditor:	Chawisa Lalcharoenwat, WSBA #60882 PERYEA SILVER TAYLOR
22 Judgment Debtor(s)	ANTONIO DE JESUS ALATORRE ROCHA and LEIDY NAYELI GONZALEZ ZAMORA
23 Tax Parcel No. of Property:	P125386 (prop. desc. on p. 2 of judgment)
24 Principal Judgment Amount:	\$1,862.80
Interest on Amount Certain:	\$143.73
Attorney's Fees:	\$2,285.00
Taxable Costs:	\$747.32
Interest on Judgment	(12% per annum)
TOTAL JUDGMENT:	\$5,038.85

25 STIPULATED JUDGMENT - 1 of 4

26 PERYEA SILVER TAYLOR
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JUDGMENT

2 This matter came on for consideration without oral argument before the undersigned
3 judicial officer of Skagit County Superior Court on Plaintiff SKAGIT HIGHLANDS HOMEOWNERS
4 ASSOCIATION and Defendants ANTONIO DE JESUS ALATORRE ROCHA and LEIDY NAYELI
5 GONZALEZ ZAMORA Stipulation to Enter Stipulated Judgment. Plaintiff appeared through
6 attorney of record, Chawlsa Lalcharoenwat, and Defendants ANTONIO DE JESUS ALATORRE
7 ROCHA and LEIDY NAYELI GONZALEZ ZAMORA, pro se. The Court, having reviewed the file and
8 records herein, and deeming itself fully advised, now makes the following findings and
9 conclusions:

FINDINGS

- 12 1. Defendants are in default.

13 2. There was an express covenant given for the Defendants' payment of assessments to the

14 Plaintiff, secured by a homeowners' association lien on the real property described below

15 (Subject Real Property).

16 3. The Defendants have breached this covenant.

17 4. The Subject Real Property is described as follows:

LOT 174, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

- 21 5. The Subject Real Property is commonly known as: 425 Crested Butte Boulevard, Mount
22 Vernon, WA 98273.

STIPULATED JUDGMENT - 2 of 4

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- 1 6. Plaintiff's monetary claim against the Defendants includes a claim for delinquent
2 assessments, interest, late charges, and costs of collection, including attorney's fees.
3 7. The Plaintiff is not prosecuting any other action for the same monies owed or matter and
4 is not seeking to obtain execution of any judgment in any other action.
5 8. Defendants are not in military service.
6 9. Defendants are neither infants nor incompetent persons.
7 10. Proof of Service as required by CR 55 (b)(4) was filed with the Court.
8 11. The amount of damages is in an amount certain as of November 18, 2025, including all
9 unpaid assessments and costs of collection.
10

11 CONCLUSIONS

- 12 1. The Court has jurisdiction over the parties and subject matter of this lawsuit.
13 2. The Defendants are in breach of the Covenant to Pay Association assessments and are in
14 default.
15 3. The Plaintiff is entitled to judgment against the Defendants as a result of the Defendants
16 breach of Declaration obligations, including all assessments due but not paid and all costs of
17 collection, including attorney's fees.
18 4. The debt amount as of November 18, 2025, is \$5,038.85. The lien amount includes unpaid
19 assessments, interest, late charges, and costs of collection, including attorney's fees.
20

21 ORDERED, ADJUDGED, and DECREED:

- 22 1. That the Motion for Entry of Judgment be granted;
23 2. That judgment be entered against the defendants, and in favor of the plaintiff, in the
24 amount of \$5,038.85 as of November 18, 2025,

STIPULATED JUDGMENT - 3 of 4

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1 3. That the Judgment shall bear interest at 12% per annum from the date on which Judgment
2 is entered.

3 11. That the Plaintiff may record the Judgment with the recording office of Snohomish County
4 and the recording office of any other County where the Defendants may have property interests.
5

6 DONE IN OPEN COURT this 11th day of December 2025.
7

8 
9 Judge/Commissioner

10 Presented By:

11 PERYEA SILVER TAYLOR

12 

13 By: Chawlsa Lalcharoenwat, WWSBA #60882
14 Attorneys for Plaintiff
15 1200 Fifth Avenue, Suite 1550
Seattle, WA 98101
(206) 403-1933 | f. (206) 858-6368
clalcharoenwat@pstlawyers.com

16 By: Antonio De Jesus Alatorre
Antonio De Jesus Alatorre Rocha, Defendant, Pro Se

17 By: Leldy Nayell Gonzalez Zamora
Leldy Nayell Gonzalez Zamora, Defendant, Pro Se

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STIPULATED JUDGMENT - 4 of 4

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