



200811130031
Skagit County Auditor

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When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Judgment & Decree of Foreclosure
08-2-00760-2

Grantors: Charles J. Davenport & Jane Doe Davenport

Grantee: Cascade River Community Club

Legal Description: Lot 154, Cascade River Park Div. 1

Assessor's Property Tax Parcel or Account No.: P63704

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY, WASH
FILED

ORIGINAL

SEP 11 2008

NANCY K. SCOTT, CO. CLERK
Deputy

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY CLUB, Inc., a Washington nonprofit corporation

Plaintiff

N^o 08-2-00760-2

DEFAULT JUDGMENT & DECREE OF FORECLOSURE AGAINST DEFENDANTS DAVENPORT

vs.

CHARLES J. DAVENPORT & JANE DOE DAVENPORT, h/w; GENE R. FAZIO & JANE DOE FAZIO, h/w; CHICAGO TITLE INS. Co.; GLORIA HANEY & JOHN DOE HANEY, h/w; CASCADE RIVER DEVELOPMENT Co., a Washington corporation; WAYNE KEETON & LINDSAY KEETON, h/w; STEPHEN O. LOCKWOOD & JANE DOE LOCKWOOD, h/w

Defendants

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Charles J. Davenport & Jane Doe Davenport
Principal Judgment Amount:	\$4,962.12
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$184.00
Attorney's Fees:	\$350.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against defendants; now, therefore, judgment is hereby entered against defendants Charles J. Davenport and Jane Doe Davenport, and in favor of

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE
(DAVENPORT)

CRAIG D. SJOSTROM

Attorney at Law W58A #21149
411 Main St., Mt. Vernon, Wash. 98273

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1 plaintiff, as follows:

- 2 2.1 Judgment shall be entered in favor of plaintiff and against defendants in the principal amount of \$4,962.12.
- 3 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$184.00, and a reasonable attorney's fee of \$350.
- 4 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

7 **III. DECREE OF FORECLOSURE**

8 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, lien or interest on the part of the Defendant or persons claiming by, through or under the Defendant:

10 Lot 154, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive, records of Skagit County, Washington. (63704)

- 12 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law.
- 13 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be applied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's judgment.
- 14 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, plus the costs of sale.
- 15 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and of every person claiming by, through or under the Defendant, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the Defendant may have by law.
- 16 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to the Plaintiff.

24 DONE IN CHAMBERS on 9/11, 2008.

26 
27 JUDGE/COMMISSIONER

28 Presented by:

29 **CRAIG D. SJOSTROM**
Attorney at Law WSBA #21149

30 **DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(DAVENPORT)**


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1
2 *C. S. SOST*
3 **CRAIG SJOSTROM #21149**
4 **Attorney for Plaintiff**

OFFICIAL DOCUMENT

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**DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(DAVENPORT)**

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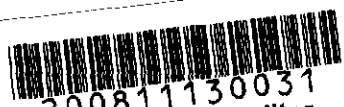
UNOFFICIAL DOCUMENT

State of Washington, } ss.
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of Superior Court of the State of Washington for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 2 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the said Court at my office at Mount Vernon, Washington, this 12th day of November 20 09 Nancy K. Scott, County Clerk

By [Signature]
Deputy Clerk



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