



201305100043

Skagit County Auditor

\$75.00

5/10/2013 Page

1 of

4

9:37AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
12-2-02365-7

Grantor: (1) Stephanie E. David
(2) Wells Fargo Bank N.A.

Grantee: City of Sedro Woolley

Legal Description: Unit 739, Bldg. 1, Cascade Palms Condo Phase I

Additional Legal Description Located on Page 3

Assessor's Property Tax Parcel or Account No.: P119762

Reference Nos of Documents Assigned or Released: 201212110053

2013 MAY -8 PM 2:57

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THE CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation

Plaintiff

Nº 12-2-02139-5

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE

vs.

STEPHANIE E. DAVID, an unmarried
person; WELLS FARGO BANK, N.A.

Defendants

I. JUDGMENT SUMMARY

| | |
|---------------------------------------|---------------------------|
| Judgment Creditor: | City of Sedro Woolley |
| Judgment Debtor: | Stephanie E. David |
| Principal Judgment Amount: | \$3,942.82 |
| Interest to Date of Judgment: | \$0.00 |
| Taxable Costs: | \$819.55 |
| Attorney's Fees: | \$1,500.00 |
| Attorney for Judgment Creditor: | Craig Sjostrom WSB #21149 |
| Attorney for Judgment Debtor: | N/A |

II. JUDGMENT

THIS MATTER having come on ex parte, on Plaintiff's application for entry of judgment; the Defendants having been found in default; now, therefore judgment shall be entered against Defendants and in favor of Plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Stephanie E. David in the principal amount of \$3,942.82.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$819.55, and a reasonable attorney's fee as prayed for of \$1,500.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

CRAIG D. SJOSTROM



1 **III. DECREE OF FORECLOSURE**

2 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
3 superior to any right, title, claim, lien or interest on the part of the Defendants or persons
4 claiming by, through or under the Defendants:

5 Unit 739, Building 1, "Cascade Palms Condominium, Phase I", recorded November 3rd,
6 2003, under Auditor's File No. 200311030250, records of Skagit County, Wash., said
7 Phase I being Multi-Family Sub Lots 1,2,3 and 4, Phase 1, Cascade Palms Binding Site
8 Plan No. 02-973, recorded on November 12th, 2002, under Auditor's File No.
9 200211120149, records of Skagit County, Wash.; TOGETHER WITH those portions of
10 the Common Areas and Limited Common Areas as described in the Declaration of
11 Covenants for the Cascade Palms Condominium, recorded November 3rd, 2003, under
12 Auditor's File No. 200311030251, and in the First Amendment thereto recorded on
13 August 8th, 2005 under Auditor's File No. 20050808080174, records of Skagit County,
14 Wash.

15 (P119762)

16 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
17 one or more parcels in accordance with and in the manner provided by law.

18 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
19 be applied first toward the payment of the costs of said sale and then towards the payment
20 of Plaintiff's judgment.

21 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant Stephanie E.
22 David, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire
23 judgment, plus the costs of sale.

24 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
25 of every person claiming by, through or under the Defendants, in or to said property,
26 including the right of possession thereof from and after said sale, be forever barred and
27 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
28 premises as allowed by law, subject only to such statutory rights of redemption as the
29 Defendants may have by law.

30 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.

31 DATED: 5/8, 2013.

[Signature]
JUDGE/ COMMISSIONER

32 Presented by:

33 [Signature]
34 CRAIG SJOSTROM WSB #21149
35 Attorney for Plaintiff



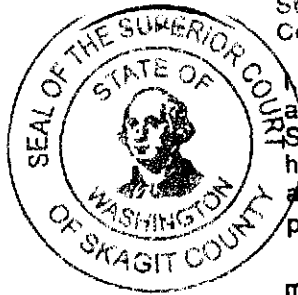
36 Skagit County Auditor \$75.00
37 5/10/2013 Page 3 of 4 9:37AM

38 **CRAIG D. SJOSTROM**

39 Attorney at Law WSB #21149
1204 Cleveland Ave., Mt. Vernon, Wash. 98273
40 (360) 848-0339 FAX (360) 336-3488
cdsjostrom@comcast.net

UNOFFICIAL DOCUMENT

State of Washington, } ss.
County of Skagit



I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the 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 affixed the Seal of said Court at my office at Mount Vernon this 8 day of May 2013. Nancy K. Scott, County Clerk.

By Kathleen Barlow
Deputy Clerk

