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Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
18-2-01268-29

Grantors: Glennie Walters

Grantee: Cape Horn Maint. Co.

Legal Description: Lot 20, Block I, Cape Horn Div. 2

Assessor's Property Tax Parcel or Account No.: P63299

Reference Nos of Documents Assigned or Released: N/A

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 APR 18 2019



MELISSA BEATON, County Clerk

By: *[Signature]*
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2019 APR 18 PM 1:18

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

GLENNIE WALTERS; STATE OF
WASHINGTON, DEPARTMENT OF
SOCIAL & HEALTH SERVICES,
ECONOMIC SERVICES
ADMINISTRATION, OFFICE OF
FINANCIAL RECOVERY

Defendants

Nº 18-2-01268-29

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	Cape Horn Maint. Co.
Judgment Debtor:	Glennie Walters
Principal Judgment Amount:	\$ 2,767.02
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,790.50
Attorney's Fees:	\$2,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Real Property Legal Description:	Lot 20, Block I, Cape Horn
Tax Parcel No.:	P63299

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, and in favor of Plaintiff, as follows:

2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Glennie Walters in the principal amount of \$2,767.02.

CRAIG D. SJOSTROM

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**DEFAULT JUDGMENT &
DECREE OF FORECLOSURE**

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- 1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,790.50 and a
- 2 reasonable attorney's fee as prayed for of \$2,500.
- 3 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

III. DECREE OF FORECLOSURE

4
5 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
6 superior to any right, title, claim, lien or interest on the part of the Defendants or persons
7 claiming by, through or under the Defendants:

8 Lot 20, Block "T", "Cape Horn on the Skagit, Div. 2", as per the plat recorded in Volume
9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.
(P63299)

- 10 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
11 one or more parcels in accordance with and in the manner provided by law.
- 12 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
13 be applied first toward the payment of the costs of said sale and then towards the payment
14 of Plaintiff's judgment.
- 15 3.4 Plaintiff waives any deficiency judgment.
- 16 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
17 of every person claiming by, through or under the Defendants, in or to said property,
18 including the right of possession thereof from and after said sale, be forever barred and
19 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
20 premises as allowed by law, subject only to such statutory rights of redemption as the
21 Defendants may have by law.
- 22 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
23 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
24 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
25 Plaintiff.

26 DATED: April 18, 2019.


JUDGE/ COMMISSIONER

27 Presented by:


28 CRAIG SJOSTROM #21149
29 Attorney for Plaintiff

CRAIG D. SJOSTROM

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