

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

Document Title(s):	Judgment
Grantors:	Miguel Fierro Ramirez and Ana Lidia Martinez Sotelo
Grantee:	Skagit Highlands Homeowners Association
Legal Description (abbr.):	Lot 57, Plat of Skagit Highlands Div. II
Assessor's Tax Parcel ID #:	P124277
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
(Required for non-standard recordings only)

24-2-00886-29
DFJG 7
Default 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: 9/25/2024



MELISSA BEATON, County Clerk

MELISSA M. McLAIN

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

SKAGIT HIGHLANDS HOMEOWNERS
ASSOCIATION, a Washington State non-profit
corporation,

Plaintiff,

vs.

MIGUEL FIERRO RAMIREZ and ANA LIDIA
MARTINEZ SOTELO, a Washington Marital or
Quasi-Marital Community,

Defendants.

NO. 24-2-00886-29

JUDGMENT
(DEFAULT)

(Clerk's Action Required)

JUDGMENT SUMMARY

Judgment Creditor:	SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION
Attorney for Judgment Creditor:	Chawisa Laicharoenwat, WSBA #60882 Peryea Silver Taylor
Judgment Debtor(s)	MIGUEL FIERRO RAMIREZ and ANA LIDIA MARTINEZ SOTELO
Tax Parcel No. of Property:	P124277 (prop. desc. on p. 2 of judgment)
Principal Judgment Amount:	\$2,149.87
Interest on Amount Certain:	\$32.70
Attorney's Fees:	\$2,845.00
Taxable Costs:	\$820.44
Interest on Judgment	(10% per annum)
TOTAL JUDGMENT:	\$5,848.01

JUDGMENT (DEFAULT) - 1 of 4

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(206) 403-1933

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JUDGMENT

This matter came on for consideration without oral argument before the undersigned judicial officer of Skagit County Superior Court on the Plaintiff's Motion for Entry of Judgment. Plaintiff appeared through attorney of record, Chawisa Laicharoenwat. The Court, having reviewed the file and records herein, having read and considered the Declaration of Counsel in support of the motion, and deeming itself fully advised, now makes the following findings and conclusions:

FINDINGS

1. Defendants are in default.
2. There was an express covenant given for the Defendants' payment of assessments to the Plaintiff, secured by a homeowners' association lien on the real property described below (Subject Real Property).
3. The Defendants have breached this covenant.
4. The Subject Real Property is described as follows:

LOT 57, SKAGIT HIGHLANDS, DIVISION II, AS PER PLAT RECORDED ON APRIL 4, 2006, UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.
5. The Subject Real Property is commonly known as: 4739 Mount Baker Loop, Mount Vernon, WA 98273.
6. Plaintiff's monetary claim against the Defendants includes a claim for delinquent assessments, interest, late charges, and costs of collection, including attorney's fees.

- 1 7. The Plaintiff's lien against the Subject Real Property secures payment of delinquent
2 assessments, interest, late charges, and costs of collection, including attorney's fees.
- 3 8. Defendants are not in military service.
- 4 9. Defendants are neither infants nor incompetent persons.
- 5 10. Proof of Service as required by CR 55(b)(4) was filed with the Court on or about August
6 29, 2024.
- 7 11. The amount of damages is in an amount certain as of August 29, 2024, including all unpaid
8 assessments and costs of collection.

9 **CONCLUSIONS**

- 10 1. The Court has jurisdiction over the parties and subject matter of this lawsuit.
- 11 2. The Defendants are in breach of the Covenant to Pay Association assessments, and are in
12 default.
- 13 3. The Plaintiff is entitled to judgment against the Defendants as a result of the Defendants
14 breach of Declaration obligations, including all assessments due but not paid at and all costs of
15 collection, including attorney's fees.
- 16 4. The debt amount as of August 29, 2024 is **\$5,848.01**. The lien amount includes unpaid
17 assessments, interest, late charges, and costs of collection, including attorney's fees.

18 **ORDERED, ADJUDGED, and DECREED:**

- 19 1. That the Motion for Entry of Judgment be granted;
- 20 2. That judgment be entered against the defendants, and in favor of the plaintiff, in the
21 amount of **\$5,848.01** as of August 29, 2024.

22 **JUDGMENT (DEFAULT) - 3 of 4**

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- 1 3. That the judgment shall bear interest at 10% per annum from the date on which judgment
2 is entered.
- 3 4. That the Plaintiff may record the judgment with the recording office of Skagit County and
4 the recording office of any other County where the Defendants may have property interests.
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8 DONE IN OPEN COURT this 5 day of SEPT, 2024.

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10 _____
Judge/Commissioner

11 Presented By:
12 PERYEA SILVER TAYLOR

13 By: s/ Chawisa Laicharoenwat
14 Chawisa Laicharoenwat, WSBA #60882
15 Attorneys for Plaintiff
16 1200 Fifth Avenue, Suite 1550
17 Seattle, WA 98101
18 (206) 403-1933 | f. (206) 858-6368
19 claicharoenwat@pstlawyers.com
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JUDGMENT (DEFAULT) - 4 of 4

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