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12/21/2020 08:55 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment & Decree of Foreclosure
20-2-00359-29

Grantor: Leslie W. Johnson

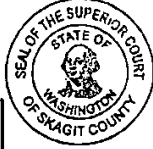
Grantee: Cape Horn Maint. Co.

Legal Description: Lot 22, Block D, Cape Horn on the Skagit

Assessor's Property Tax Parcel or Account No.: P62986

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 12-17-2020



MELISSA BEATON, County Clerk

By: Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2020 DEC -7 PM 3:21

20-2-00359-29
DFJG 12
Default Judgment
9385708



IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

THE HEIRS & DEVISEES OF LESLIE
W. JOHNSON; PAUL MYRON
SIBLEY, as his separate estate

Defendants

No 20-2-00359-29

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor: Cape Horn Maint. Co.
Judgment Debtor: Leslie W. Johnson
Principal Judgment Amount: \$1,458.70
Interest to Date of Judgment: \$0.00
Taxable Costs: \$1,962.60
Attorney's Fees: \$2,500.00
Attorney for Judgment Creditor: Craig Sjostrom #21149
Attorney for Judgment Debtor: N/A
Real Property Description: Lot 22, Block D, Cape Horn
Tax Parcel No.: P62986

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 Leslie W. Johnson in the principal amount of \$1,458.70.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,962.60, and a reasonable attorney's fee of \$2,500.00.

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

cdsjostrom@comcast.net

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

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2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

III. DECREE OF FORECLOSURE

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 Defendants or persons claiming by, through or under the Defendants:

Lot 22, Block D, "Cape Horn on the Skagit, Skagit County, Washington", as per the plat recorded in Volume 8 of Plats, pages 92-97 inclusive, records of Skagit County, Washington.

(P62986)

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.

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.

3.4 Plaintiff waives any deficiency judgment.

3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and of every person claiming by, through or under the Defendants, 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 Defendants may have by law.

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.

DATED: 12/7/2020, 2020.

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff


JUDGE/COMMISSIONER

CRAIG D. SJOSTROM

Attorney at Law WSPA #21149

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DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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