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07/08/2026 10:27 AM Pages: 1 of 7 Fees: $309.50
Skagit County Auditor, WA

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Filed for Record at Request of and
AFTER RECORDING MAIL TO:

Ryan G. Foltz
Beresford Booth PLLC
145 Third Avenue South
Edmonds, WA 98020

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

JUDGMENT

Reference Number(s) of Documents assigned or released:

Grantor(s) (Last name, first name, initials)

GARCIA, NANCY

Grantee(s) (Last name first, then first name and initials)

QUEMUEL, EZRA

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

DK 12: LOT 23, PLAT OF MONROE STREET ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 10 THROUGH 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned

P107053

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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26 -2-00289-29

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

ABSTRACT OF JUDGMENT

SKAGIT COUNTY WASH
FILED
MAR 05 2026
MELISSA BEATON, CO CLERK
Deputy

TITLE: QUEMUEL VS ACABAL ET AL – $211,777.38
CASE NUMBER: 24-2-01560-4 SEA

SIGNED BY: COMM. JONATHON LACK
DATE SIGNED: 10/07/2025
DATE FILED: 10/7/2025
EFFECTIVE DATE: 10/07/2025

ORIGINAL PARTIES TO ACTION

Plaintiff: QUEMEL, EZRA;

Defendant: ACABAL, CARLOS B;

Defendant: DUNAI, MALVINA;

Defendant: MD GROUP;

Defendant: CBA REALTY SOLUTIONS;

Defendant: SKYLINE PROPERTIES INC;

Defendant: GARCIA, NANCY;

Defendant: JOHN L SCOTT INC;

Defendant: MADRONA GROUP BOTHELL MUKILTEO

JUDGMENT DEBTOR(S)

DEBTOR: NANCY GARCIA

JUDGMENT CREDITOR(S)

CREDITOR: EZRA QUEMEL

ATTORNEY(S)

QUEMEL, EZRA represented by Babak Shamsi

DATE	EXECUTION DOCKET	$ AMOUNT
10/07/2025	Default Judgment	$109,649.19
	PRINCIPAL INT @ 12.00%	
	INTEREST	$32,307.10
	ATTY FEES	$69,356.09
	COSTS	$465.00
	OTHER COSTS	
	LESS PAYMENT RECEIVED	
	INTEREST RATE @12.00%	
	02/27/2026 Abstract Issued to : $5.00 SKAGIT COUNTY	

I, Catherine Cornwall, CLERK OF THE SUPERIOR COURT IN AND FOR KING COUNTY, STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THE ABOVE IS A FULL, TRUE AND CORRECT ABSTRACT OF JUDGMENT IN THE ABOVE ENTITLED ACTION AS THE SAME APPEARS OF RECORD IN MY OFFICE.

WITNESS MY HAND AND THE SEAL OF SAID SUPERIOR COURT AT MY OFFICE IN SEATTLE, THIS February 27, 2026.

Catherine Cornwall, SUPERIOR COURT CLERK

BY: Josephina M Pech, DEPUTY CLERK

UNOFFICIAL DOCUMENT

FILED
2025 OCT 07 11:51 AM
KING COUNTY
SUPERIOR COURT CLERK
E-FILED
CASE #: 24-2-01560-4 SEA

IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

EZRA QUEMUEL, an individual,

Plaintiff,

vs.

CARLOS BARRIOS ACABAL; MALVINA DUNAI; THE MD GROUP, LLC, a Washington limited liability company; CBA REALTY SOLUTIONS, LLC, a Washington limited liability company; SKYLINE PROPERTIES, INC., a Washington corporation; NANCY GARCIA, an individual; and THE MADRONA GROUP BOTHELL MUKILTEO, LLC, a Washington limited liability company dba JOHN L. SCOTT BOTHELL,

Defendants.

NO. 24-2-01560-4 SEA

ORDER FOR ENTRY OF DEFAULT JUDGMENT AND DEFAULT JUDGMENT

[PROPOSED]

CLERK'S ACTION REQUIRED

JUDGMENT SUMMARY

1. Judgement Creditor:	Ezra Quemuel
2. Judgment Debtor:	Nancy Garcia
3. Principal Judgment Amount:	$109,649.19
4. Pre-Judgment Interest	$32,307.10
5. Costs	$465.00
6. Attorney Fees	$69,356.09
7. Total Judgment:	$211,777.38
8. Principal Judgment shall bear interest at 12% *per annum*	
9. Attorneys for Judgment Creditor:	Babak Shamsi, Ryan G. Foltz Beresford Booth PLLC

BERESFORD ♦ BOOTH
145 THIRD AVENUE SOUTH
EDMONDS, WASHINGTON 98020
(425) 776-4100

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ORDER

THIS MATTER came on regularly *ex parte* this date on Plaintiff's Motion for Presentation and Entry of Default Judgment against Nancy Garcia. The Court entered an Order of Default against Defendant Garcia on September 19, 2025, and finding that Nancy Garcia is therefore not entitled to further notice, now, therefore, it is ordered as follows:

ORDERED that Plaintiff Ezra Quemuel is hereby awarded a Judgment against Nancy Garcia, for the principal sum of $109,649.19 together with pre-judgment interest in the amount of $32,307.10, and further together with attorney's fees incurred by Plaintiff in the sum of $69,356.09, and taxable costs in the amount of $465.00; it is further

ORDERED that the judgment awarded herein above shall bear interest at the rate of twelve percent (12%) per annum from and after date of the judgment until paid; it is further

ORDERED Plaintiff shall, upon reapplication to this Court, be entitled to an award of the reasonable attorney's fees and costs he incurs in collecting this judgment.

JUDGMENT

The Clerk is directed to enter a judgment against Nancy Garcia in the total sum of $211,777.38, which judgment shall bear interest at twelve percent (12%) per annum from and after date of judgment until paid.

DONE IN OPEN COURT this _____ day of October, 2025.

10/07/2025

JUDGE/COMMISSIONER

BERESFORD ♦ BOOTH
145 THIRD AVENUE SOUTH
EDMONDS, WASHINGTON 98020
(425) 776-4100

UNOFFICIAL DOCUMENT

Presented By:

BERESFORD BOOTH



By: _____
Babak Shamsi, WSBA No. 43839
Ryan G. Foltz, WSBA No. 30696
Attorneys for Plaintiff

BERESFORD ♦ BOOTH
145 THIRD AVENUE SOUTH
EDMONDS, WASHINGTON 98020
(425) 776-4100

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King County Superior Court
Judicial Electronic Signature Page

Case Number:	24-2-01560-4 SEA
Case Title:	QUEMUEL VS ACABAL ET AL
Document Title:	Default Judgment Garnishment Against Garnishee Defendant
Date Signed:	10/07/2025



Commissioner: Comm. Jonathon Lack

Key/ID Number:	*301131193*
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