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RECORDER'S NOTE: NOT AN ORIGINAL DOCUMENT

SEP 28 1987  
BOOK 108 PAGE 115

CERTIFIED  
COPY

9/22/87  
IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF KING

KLICKITAT VALLEY BANK, a  
state banking association,

Plaintiff,

vs.

DEBCO INTERNATIONAL TRADING,  
LTD., d/b/ MARKER SURF AMERICA  
and GREGORY DEBRULER and CYNDY  
DEBRULER, husband and wife, and  
the marital community of them  
composed, and J. STAN DEBRULER  
and FRANCES J. DEBRULER, husband  
and wife, and the marital  
community of them composed, and  
all persons or parties unknown  
claiming any right, title,  
estate, lien or interest in the  
real estate described herein,

Defendants.

No. 87-2-04735-1

JUDGMENT AND DECREE OF  
FORECLOSURE

STATE OF WASH. COUNTY OF KLICKITAT  
FILED OR RECORDED

Vol. 243 of DEEDS Page 754-758

Request of VELIKANJE, MOORE & SHORE, INC.

NOVEMBER 23, 1:18 P.M. 1987

Mail to SAME

SUMMARY OF JUDGMENT

1. Attorney for Creditor: Carter L. Fjeld of Velikanje,  
Moore & Shore, Inc., P.S., 405 East Lincoln, Yakima, Washington  
98901, (509) 248-6030.

2. Creditor: Klickitat Valley Bank, P.O. Box 279, White  
Salmon, Washington 98672.

3. Principal Amount: \$236,818.74.

4. Late Charges/Misc.: \$136.00.

5. Interest to Aug. 31, 1987 \$2,426.58  
to July 28: 422,620.00.

6. Attorney's Fees: \$3,000.00.

R.C.S.

Registered S  
Index & Map S  
Index S  
Filed  
Filed

DECREE OF FORECLOSURE/1

LAW OFFICES OF  
VELIKANJE, MOORE & SHORE, INC., P.S.  
405 East Lincoln Avenue  
Post Office Box C2550  
Yakima, Washington 98901  
509 248-6030

RECEIVED NOV 25 1987

RECORDER'S NOTE: PORTIONS OF THIS  
DOCUMENT POOR QUALITY FOR FILING

1 7. Court Costs: \$70.00.

2 8. Total Judgment: ~~\$262,644.74.~~ <sup>\$ 242,451.32</sup> *Res*

3  
4 THIS MATTER HAVING COME ON regularly for hearing before the  
5 above-encaptioned court, for the purpose of considering Plaintiff  
6 Klickitat Valley Bank's Motion for Summary Judgment, Plaintiff  
7 having been represented by its attorney of record, Carter L.  
8 Fjeld of Velikanje, Moore & Shore, Inc., P.S., and Defendants  
9 having been represented Robert C. St. Louis of Aiken, St. Louis  
10 and Siljeg, Inc., P.S., and the Court, being fully advised in the  
11 premises, having heretofore entered an Order granting Plaintiff's  
12 Motion for Summary Judgment, and further made and entered its  
13 Findings of Fact and Conclusions of Law, and on the basis of said  
14 Findings of Fact and Conclusions of Law, IT IS HEREBY ORDERED,  
15 ADJUDGED AND DECREED AS FOLLOWS:

16 1. That Plaintiff Klickitat Valley Bank be and is hereby  
17 ordered judgment against the Defendants Debco International Trad-  
18 ing, Ltd., d/b/a Marker Surf America and Gregory DeBruler and  
19 Cyndy DeBruler, husband and wife, and the marital community of  
20 them composed, and J. Stan DeBruler and Frances J. DeBruler, hus-  
21 band and wife, and the marital community of them composed, and  
22 all persons or parties unknown claiming any right, title, estate,  
23 lien or interest in the real estate described herein, jointly and  
24 severally in the sum of \$236,818.74, plus interest and miscella-  
25 neous charges thereon in the amount as of ~~July 28,~~ <sup>August 31,</sup> 1987 of  
26 ~~\$22,756.00.~~ <sup>\$ 2,426.58</sup> *✓*

27 2. For Plaintiff's reasonable and actual attorney's fees in  
28 the sum of \$3,000.00, plus costs of \$70.00.

29 3. That the Mortgage of Plaintiff recorded February 23,  
30 1984 in the office of the King County Auditor under Auditor's  
31 File No. 8402230768 encumbering the following described real  
32 property,

33 Lot 10, Block 2, Magnolia View Tracts  
34 in addition to the City of Seattle,  
35

DECREE OF FORECLOSURE/2

LAW OFFICES OF  
VELIKANJE, MOORE & SHORE, INC., P.S.  
403 East Lincoln Avenue  
Post Office Box 02550  
Yakima, Washington 98901  
509 248-6030

1 according to the Plat recorded in  
2 Volume 36 of plats, page 3 in  
3 King County, Washington.

4 be and the same is hereby adjudged and decreed to be a subsist-  
5 ing, first, prior and paramount lien upon the real property des-  
6 cribed above, prior and superior to any and all right, title,  
7 interest, lien or estate claimed by the Defendants named above,  
8 or of anyone claiming by, through or under them in and to said  
9 real property, as security for the payment of Plaintiff's judg-  
10 ment hereinabove set forth together with increased costs incurred  
11 in said sale.

12 4. In the event that the judgment hereinabove set forth is  
13 not paid simultaneously with this entry, said mortgage shall be  
14 and the same is hereby foreclosed and the real property described  
15 therein shall be and is hereby ordered to be so by the Sheriff of  
16 King County, Washington, in the manner provided by law for mort-  
17 gage foreclosures and the proceeds from such sale shall be ap-  
18 plied to the payment of the judgment entered herein, together  
19 with the costs, interests, and increased costs incurred in said  
20 sale.

21 5. In the event that any deficiency remains after the ap-  
22 plication of the proceeds derived from the sale of said property  
23 to the judgment entered herein, the Plaintiff shall have and is  
24 hereby awarded judgment for the amount of the deficiency against  
25 the Defendants Debco International Trading Ltd., Gregory  
26 DeBruler, Cyndy DeBruler, J. Stan DeBruler, and Frances DeBruler,  
27 and execution shall issue for such deficiency against said Defen-  
28 dants and their marital communities and be enforced against any  
29 other property of the Defendants not exempt from execution.

30 6. Any and all persons acquiring any right, title, estate,  
31 lien or interest in the real property described above, or any  
32 part thereof, subsequent to the execution and recording of the  
33 above-referenced mortgage, be and they are hereby forever fore-  
34 closed from any such right, title, estate, lien or interest as  
35

DECREE OF FORECLOSURE/3

LAW OFFICES OF  
VELIKANJE, MOORE & SHORE, INC., P.S.  
405 East Lincoln Avenue  
Post Office Box C2550  
Yakima, Washington 98901  
509/248-6030

1 against said real property, but for the statutory rights of re-  
2 demption accorded by the laws of the State of Washington.

3 7. The Plaintiff be and is hereby granted the right to be-  
4 come a bidder and purchaser at the sale, and the purchaser at the  
5 sale shall be entitled to immediate possession of the property,  
6 together with the rents, issues and profits arising therefrom,  
7 subject to the statutory rights of redemption and rights of pos-  
8 session during said redemption period accorded by the laws of the  
9 State of Washington.

10 8. The successful bidder at the Sheriff's Sale shall be  
11 entitled to a Writ of Assistance directing the Sheriff of King  
12 County, Washington to deliver possession of said property to the  
13 successful purchaser in the event that possession of said pro-  
14 perty is not surrendered to the purchaser at such time as the  
15 purchaser is entitled thereto.

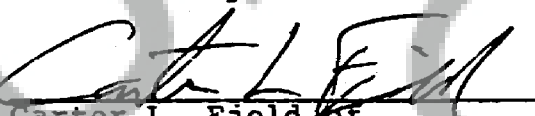
16  
17 DONE IN OPEN COURT this 24 day of July, 1987.

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19  
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21 

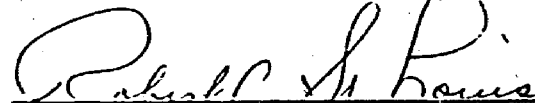
22 JUDGE/COURT COMMISSIONER

23 COURT COMMISSIONER PRO TEM

24 Presented by:

25   
26 Carter L. Fjeld of  
27 Velikanje, Moore & Shore, Inc.  
28 Attorneys for Plaintiff

29  
30 Agreed as to Form; Notice of  
31 Presentation Waived:

32   
33 Robert St. Louis of  
34 Aiken, St. Louis & Siljeg  
35 Attorneys for Judgment Debtor

FILED FOR RECORD  
STANLEY CO. WASH  
BY CARTER L. FJELD

JAN 12 10 54 AM '88  
d. New, Dep.  
AUDITOR  
GARY M. OLSON

DECREE OF FORECLOSURE/4

LAW OFFICES OF  
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405 East Lincoln Avenue  
Post Office Box 62550  
Yakima, Washington 98901  
509 248-6010