

RETURN ADDRESS

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Please print neatly or type information

Document Title(s)

ABSTRACT OF JUDGMENT

Reference Number(s) of related documents:

SKAMANIA COUNTY SUPERIOR COURT NO. 16-2-00032-2 / JUDGMENT NO. 16-9-00078-6

Additional Reference #'s on page ____

Grantor(s) (Last name, First name and Middle Initial)

RICHARD L. HART and JANE DOE HART

Additional grantors on page ____

Grantee(s) (Last name, First name and Middle Initial)

OREGONIANS CREDIT UNION

Additional grantees on page ____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range,
quarter/quarter) LOT 2 OF THE HART SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS,
PAGE 271, RECORDS OF SKAMANIA COUNTY, WASHINGTON

Additional legal is on page ____

Assessor's Property Tax Parcel/Account Number

02063400020200

Additional parcel #'s on page ____

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

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

SUPERIOR COURT OF WASHINGTON - COUNTY OF SKAMANIA

ABSTRACT OF JUDGMENT

TITLE: OREGONIANS CREDIT UNION V RICHARD L & JANE DOE HART

JUDGMENT NUMBER: 16-9-00078-6

CASE NUMBER: 16-2-00032-2

SIGNED BY: JUDGE BRIAN ALTMAN

DATE SIGNED: 06/13/2016

DATE FILED: 06/13/2016

EFFECTIVE DATE: 06/13/2016

NOTE:

-----ORIGINAL PARTIES TO ACTION-----
 PLAINTIFF: OREGONIANS CREDIT UNION
 DEFENDANT: HART, RICHARD L
 DEFENDANT: HART, JANE DOE
 DEFENDANT: ALL OTHER UNKNOWN PERSONS

-----JUDGMENT DEBTORS-----
 DEBTOR: HART, RICHARD L
 DEBTOR: HART, JANE DOE

-----JUDGMENT CREDITORS-----
 CREDITOR: OREGONIANS CREDIT UNION

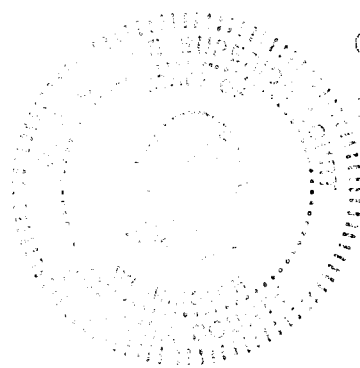
-----ATTORNEY(S) FOR CREDITOR-----
 ATTY CR: LANDERHOLM, P.S.

DATE	EXECUTION DOCKET	\$ AMOUNT
06/13/2016	JUDGMENT & DECREE OF FORECLOSURE	
	PRINCIPAL JUDGMENT AMOUNT	97,248.28
	PREJUDGMENT INTEREST AT 6.5% FROM	
	5/5/15 TO 5/31/16:	6,058.25
	COSTS	1,061.20
	ATTORNEY	4,000.00
	TOTAL JUDGMENT (\$108,367.73)	
	PRINCIPAL JUDGMENT/ATTORNEY FEES AND COSTS	
	SHALL BEAR INTEREST AT 6.5% PER ANNUM	
07/07/2016	WRIT OF EXECUTION (REAL PROPERTY)	
07/20/2016	ABSTRACT ISSUED TO SKAMANIA COUNTY	5.00

SKAMANIA SUPERIOR COURT - ABSTRACT OF JUDGMENT - 16-9-00078-6 PAGE 2

I, GRACE D. CROSS, CLERK OF THE SUPERIOR COURT IN AND FOR SKAMANIA 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 THE SAID SUPERIOR COURT AT MY OFFICE IN STEVENSON, THIS 20TH DAY OF JULY, 2016.

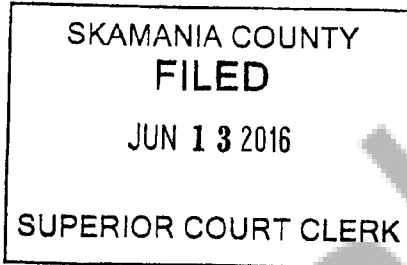


GRACE D. CROSS, SUPERIOR COURT CLERK

BY


DEPUTY CLERK

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAMANIA

OREGONIANS CREDIT UNION,

Plaintiff,

Case No. 16-2-00032-2

v.

**JUDGMENT AND DECREE OF
FORECLOSURE**

RICHARD L. HART and JANE DOE
HART, and the marital community
composed thereof, and all other unknown
persons or parties claiming any right, title,
estate, lien or interest in the real estate
described in the complaint herein.

Defendants.

16-9-00078-6

JUDGMENT SUMMARY

The following is recited to be in compliance with RCW 4.64.030:

- | | |
|--|--------------------------------------|
| 1. Judgment Creditor: | OREGONIANS CREDIT UNION |
| 2. Judgment Debtors: | RICHARD L. HART and
JANE DOE HART |
| 3. Principal Judgment Amount: | \$97,248.28 |
| 4. Prejudgment Interest at 6.5% from
5/5/15 to 5/31/16: | \$6,058.25 |
| 5. Costs: | \$1,061.20 |

JUDGMENT AND DECREE OF FORECLOSURE - I
OREF04-000003- 1507367.doc

LANDERHOLM
805 Broadway Street, Suite 1000
PO Box 1086
Vancouver, WA 98666
T: 360-696-3312 • F: 360-696-2122

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1	6. Attorney Fees:	\$4,000.00
2	7. Principal Judgment/Attorney Fees	6.5% per annum
3	and Costs shall bear interest at:	
4	8. Attorney for Judgment Creditors:	JEAN M. McCOY
5		LANDERHOLM, P.S.
6	9. Total Judgment:	\$108,367.73

THIS MATTER having come on regularly before the Court on Plaintiff's Motion for Entry of a Default Judgment and Decree of Foreclosure, and the Defendants Richard L. Hart and Jane Doe Hart, Husband and Wife, and the marital community composed thereof, having previously been found in default, and the Court determining that the amount due is a sum certain, and that there is no just reason for delay, therefore, it is hereby:

ORDERED, ADJUDGED AND DECREED as follows:

1. That Plaintiff be and is hereby awarded final Judgment against Defendants Richard L. Hart and Jane Doe Hart, Husband and Wife, and the marital community composed thereof, as follows:

A. For the sum of \$103,306.53, which includes late charges and interest at six point five percent (6.5%) per annum from May 5, 2015 to May 31, 2016.

B. For such other sums advanced for taxes, assessments, municipal charges, and other items which may constitute a lien upon the property, together with insurance and repairs necessary to prevent impairment of the security, and for the further sum of \$4,000.00 in reasonable attorney fees together with cost of title search and Plaintiff's costs and disbursements herein in the sum of \$1,061.20.

2. The Deed of Trust covering the real estate in Skamania County, Washington, described as follows:

See Exhibit "A" attached hereto

which was recorded on August 9, 2010, under Auditor's File No. 2010176122, records of Skamania County, Washington. Plaintiff herein be and is hereby adjudged and decreed to be a first and paramount lien upon the real estate described above and the whole thereof as security of the judgment, interest and costs set forth above, and the Deed of Trust be and is hereby foreclosed and the property therein described is hereby ordered sold by the Sheriff of Skamania County, Washington, in the manner provided by law, and the proceeds thereof shall be applied to the payment of the judgment, interest, attorney's fees, costs and increased costs and interest.

3. If any deficiency remains after application of the proceeds of the sale thereon, execution may be issued for any deficiency against Defendants Richard L. Hart and Jane Doe Hart, Husband and Wife, and the marital community composed thereof, and enforced against any other property of said Defendants not exempt from execution. Pursuant to RCW 6.23.020, the period of redemption shall be one year from the date of Sheriff's Sale and the Sheriff of Skamania County, Washington is ordered to issue the Sheriff's Deed at the termination of the one year period.

4. All right, title, claim or interest of Defendants, and of all persons claiming by, through or under said Defendants subsequent to the execution of the Deed of Trust in and to the real estate or any part thereof is inferior and subordinate to the Plaintiff's lien and is hereby forever foreclosed, except for the statutory right of redemption allowed by law.

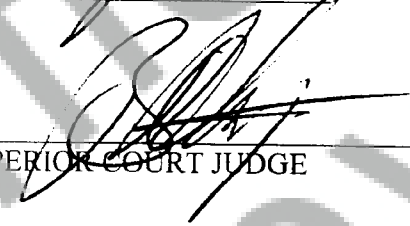
5. That Plaintiff be and is hereby granted the right to become a bidder and purchaser at the sale and when the sale has been completed, the purchaser shall be entitled to immediate possession of the property.

6. Plaintiff should be allowed recovery of any real property taxes, assessments, and insurance premiums on the above-described property paid by the Plaintiff during the redemption period after the Sheriff's Sale.

7. Any and all persons acquiring any right, title, estate, lien or interest in and to the real estate or any part thereof, subsequent to August 9, 2010, the date of said Deed of Trust executed herein, be and are hereby forever foreclosed of any such right, title, estate, lien or interest as against Plaintiff in this action.

8. This judgment shall bear interest at the contract rate of 6.5% per annum.

ENTERED this 13 day of June, 2016.


SUPERIOR COURT JUDGE

Presented by:

LANDERHOLM, P.S.

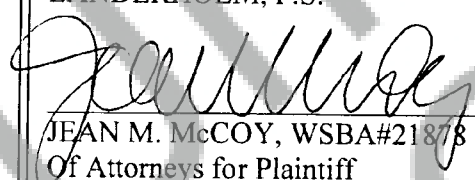

JEAN M. McCOY, WSBA#21878
Of Attorneys for Plaintiff

EXHIBIT "A"

Lot 2 of the Hart Short Plat recorded in Book 3 of Short Plats, Page 271, records of Skamania County, Washington

Tax Parcel Number 02063400020200

Unofficial Copy

By _____
Deputy Clerk
PAGE 1 OF 1
EXHIBIT A
State of Washington
County of Skamania
I, _____, County Clerk of the Superior Court of Skamania County, DO HEREBY
certify that this instrument, consisting of _____ page(s), is a true
and correct copy of the original now on file and of record in my office.
Witness my hand and the seal of Skamania County, Washington, this _____ day of _____, 20____.

Unofficial
Copy

State of Washington

County of Skamania

County Clerk of the Superior Court of Skamania County, DO HEREBY
CERTIFY that this instrument, consisting of 5 page(s), is a true
and correct copy of the original now on file and of record in my office
and as County Clerk, I am the legal custodian thereof.

Signed and sealed at Stevenson, Washington

this date

7/20/16 Grace D. Cross

Skamania County Clerk

By

Olivia Munsch

Deputy Clerk