

Motion for Order Confirming Sale and to Disburse Funds  
Judge Allred  
Hearing Date: January 24, 2018  
No Oral Argument

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

SNOQUALMIE RIDGE RESIDENTIAL OWNERS  
ASSOCIATION, a Washington State nonprofit  
corporation,

Plaintiff,

vs.

JAYAKRISHNAN NAIR AND JANE DOE NAIR, a  
Washington Marital Community,

Defendants.

NO. 13-2-20375-8 SEA

**ORDER CONFIRMING SALE OF REAL  
PROPERTY AND AUTHORIZING CLERK  
TO DISBURSE PROCEEDS OF SALE**

(CLERK'S ACTION REQUIRED)

~~PROPOSED~~

This matter came regularly before the Court on the motion of Plaintiff for an Order Confirming Sale and Authorizing Clerk to Disburse Funds. The Court considered the pleadings filed in this action, the declaration of Plaintiff's counsel and all attachment(s) thereto. The Court makes the following findings:

**FINDINGS**

1. Plaintiffs obtained a judgment by default against Defendants JAYAKRISHNAN NAIR AND JANE DOE NAIR on or about May 21, 2013 in the amount of \$2,914.67 for failure to pay common expense assessments to Plaintiff in connection with Defendants' ownership of certain real property located in King County.

**ORDER CONFIRMING SALE OF REAL PROPERTY AND  
AUTHORIZING CLERK TO DISBURSE FUNDS - 1 of 3**

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1  
2 2. The judgment was supplemented and partially satisfied by order of this court on or about May  
3 5, 2014 to reflect the recovery of funds through execution on the judgment, and further supplemented  
4 on or about October 9, 2017 to reflect further execution and to add to the judgment certain of Plaintiff's  
5 reasonable fees and costs incurred in respect of its collection efforts.

6 2. The real property at issue is located at the common address of 6706 Quigley Avenue Southeast,  
7 Snoqualmie WA 98065 and is legally described as:

8 LOT 229, SNOQUALMIE RIDGE PLAT 19, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 232 OF PLATS, PAGES  
9 14 THROUGH 27, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.  
ALSO SHOWN OF RECORD AS ASSESSOR'S TAX PARCEL NO.: 785330-2290.

10 3. Defendants have failed or refused to appear, answer, or defend in this action in any way.

11 4. This Court properly entered an Order of Sale on or about October 11, 2017, and the Sheriff  
12 levied on the Property. Plaintiff properly served the Notice of Sale upon the judgment debtor(s) in  
13 compliance with RCW 6.21.030(1)(a)(ii), proof of which is on file with this Court.

14 5. The Sheriff's sale of the Property was held on December 8, 2017, and at the sale, the successful  
15 bidder was MIDAS MULLIGAN, LLC for a bid of \$28,000.00. The Sheriff received the bid amount and  
16 deposited the funds with the King County Superior Court Clerk.

17 5. The Sheriff filed the Return on Sale with this Court on or about December 18, 2017. The Clerk  
18 filed the Notice of Return on Sale on or about December 19, 2017 stating that copies of the Clerk's  
19 notice were mailed on or about the same date. The Clerk filed the Amended Notice of Return on Sale on  
20 or about December 21, 2017 to provide notice of the return to the sheriff's sale purchaser.

21 6. No person filed an objection to the sale with the Court during the twenty (20) day period  
22 following the Clerk's mailing of the Notice of Return on Sale set forth under RCW 6.21.110.

23 7. The Court finds that sale was proper in all respects, and that Plaintiff is entitled to an order  
24 confirming the sale and authorizing the Clerk to disburse to Plaintiff (or its attorney) certain of the funds  
25 resulting from the sale, in order to satisfy the judgment and the debt owed to Plaintiff.

1  
2 8. Under CR 67 and RCW 6.21.110(1)(d), Plaintiff is entitled to disbursement from the funds held  
3 by the clerk in the total amount of \$25,562.30.

4 9. The relief requested by Plaintiff is authorized under applicable law and is otherwise appropriate  
5 under the circumstances. WHEREFORE, the Court finding itself fully advised, it is hereby:

6 **ORDERED, ADJUDGED, and DECREED that:**

7 1. Plaintiff's Motion to Confirm Sale and Disburse Funds Held in Court Registry is GRANTED; and

8 2. The sheriff's sale held on December 8, 2017, shall be and hereby is CONFIRMED in all respects;  
9 and

10 3. The Clerk shall be and hereby is authorized and directed to disburse to Plaintiff or its attorney  
11 the amount of \$25,562.30 from funds on hand with the Court; and.

12 4. The sheriff's sale purchaser MIDAS MULLIGAN, LLC shall be entitled to obtain the original  
13 Certificate of Purchase upon presentation of a copy of this order.

14  
15 DATED: \_\_\_\_\_.




16  
17 Hon. Chad Allred  
Judge, King County Superior Court

**CHAD ALLRED**

JAN 23 2018

18 Presented by:  
Leahy Fjelstad Peryea

19 By:   
20 Dainen N. Penta, WSBA #33597  
Of Attorneys for Plaintiff