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3 KING COUNTY  
4 SUPERIOR COURT CLERK  
5 E-FILED  
6 CASE #: 21-2-03305-5 KNT

7 SUPERIOR COURT OF WASHINGTON IN AND FOR KING COUNTY

8 TWIN LAKES HOMEOWNER'S  
9 ASSOCIATION, INC., a Washington non-  
10 profit corporation,

11 Plaintiff,

12 vs.

13 MICHAEL B. PROTZMAN and  
14 [REDACTED] PROTZMAN, husband and  
15 wife and their marital community,

16 Defendants.

NO. 21-2-03305-5 KNT

ORDER OF DEFAULT, DEFAULT  
JUDGMENT, DECREE OF  
FORECLOSURE, AND  
INJUNCTIVE RELIEF

(Clerk's Action Required)

17 **I. JUDGMENT SUMMARY**

- 18 1. Judgment Creditor: Twin Lakes Homeowner's Association, Inc.  
19 2. Judgment Debtor: Michael B. Protzman and [REDACTED]  
20 Protzman  
21 3. Principal Judgment Amount: \$33,813.82  
22 4. Attorney's Fees: \$4,932.50  
23 5. Attorney's Costs: \$761.13  
24 6. Total Judgment Amount: \$39,507.45  
25 7. Judgment Shall Bear Interest at: 5.25% per annum  
26 8. Attorney for Judgment Creditor: Jennifer R. Hill  
9. Property Subject to Judgment: LOT 26, TWIN LAKES NUMBER 8,  
ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 104 OF PLATS,  
PAGES 23 THROUGH 25, INCLUSIVE, IN  
KING COUNTY, WASHINGTON..

TPN: 873202-0260

1 Plaintiff's Motion for Order of Default and Default Judgment against Defendants  
2 Michael B. Protzman and [REDACTED] Protzman ("Defendants"), Decree of Foreclosure  
3 and Injunctive Relief has been presented to the Court. The Court has reviewed the  
4 Motion, the Declaration of Gayle Duff and the exhibits thereto, and the papers and  
5 pleadings filed in this action. The Court finds:

6  
7 1. Defendants were properly served with Plaintiff's Summons and Complaint  
8 in this action.

9 2. Defendants have not appeared, pled, or otherwise defended in this action.

10 3. Defendants' time for answering the Plaintiff's Complaint is 20 days, and  
11 more than 20 days have passed since they were served with Plaintiff's Summons and  
12 Complaint

13 4. Venue is proper in this action.

14 5. The legal requirements for obtaining an Order of Default against Defendants  
15 have been met.

16  
17 The Court further finds that entry of a Decree of Foreclosure and Order of  
18 Injunctive Relief are appropriate at this time. Therefore it is hereby:

19 ORDERED, ADJUDGED AND DECREED that Defendants are in default in this  
20 matter. It is further:

21  
22 ORDERED, ADJUDGED AND DECREED that the above Default Judgment is  
23 entered against Defendants. Said Default Judgment shall bear interest at the rate of  
24 5.25% per annum and shall include all subsequent regular and special assessments,  
25 late fees, and administrative fees imposed by Plaintiff and all attorney fees and costs  
26 incurred by Plaintiff related to the execution of said Default Judgment. It is further:

1 ORDERED, ADJUDGED AND DECREED that Plaintiff's Notice of Claim of Lien  
2 recorded in King County under recording number 20160308000126 against the  
3 following real property situated in King County, Washington:

4 LOT 26, TWIN LAKES NUMBER 8, ACCORDING TO THE PLAT THEREOF,  
5 RECORDED IN VOLUME 104 OF PLATS, PAGES 23 THROUGH 25,  
6 INCLUSIVE, IN KING COUNTY, WASHIGNTON.

7 ASSESSOR'S TAX PARCEL NO. 873202-0260

8 (the "Property")

9 is prior and superior to any and all right, title, interest, lien or estate of Defendants in  
10 this action, or anyone claiming by, through or under them. It is further:

11 ORDERED, ADJUDGED, AND DECREED that any and all right, title, interest,  
12 lien or estate of Defendants will be foreclosed at the Sheriff's Sale ordered by this  
13 Decree, and that from the date of the Sale forward, Defendants' interest in the  
14 aforementioned real property will be forever and fully extinguished. It is further:

15 ORDERED, ADJUDGED, AND DECREED that the aforementioned Lien is  
16 hereby foreclosed and the Sheriff of King County, Washington is hereby ordered to  
17 seize and sell the property described in the aforementioned Lien in the manner  
18 provided by law and to apply the proceeds thereof to the payment of said Default  
19 Judgment, along with additional assessments, interest, attorneys' fees and costs; that  
20 the execution may issue against said property and that the period of redemption shall  
21 be twelve (12) months; that the Sheriff is ordered to issue the Sheriff's deed at the  
22 termination of said twelve (12) month period; and that th redemption amount shall  
23 include all sums paid by the purchaser on lien on said property. It is further:

24 ORDERED, ADJUDGED, AND DECREED that the Clerk of the Court shall  
25 issue an Order of Sale directing the Sheriff of King County, Washington to seize and  
26 sell the property described in the aforementioned lien and to apply the proceeds of the  
sale to the payment of the aforementioned Default Judgment. It is further:

1 ORDERED, ADJUDGED, AND DECREED that all right, title, claim, lien estate  
2 or interest of Defendants and of all persons claiming by, through, or under them is  
3 inferior and subordinate to the aforementioned Lien and is hereby foreclosed except  
4 only for the right of redemption allowed by law. It is further:

5 ORDERED, ADJUDGED, AND DECREED that the real property herein is not  
6 subject to the homestead exemption pursuant to RCW 6.13.080(5). Plaintiff is hereby  
7 granted the right to become a bidder and purchaser at the sale. When the sale has  
8 been completed, the purchaser shall be entitled to possession of the property. Any  
9 and all persons acquiring any right, title, estate, lien or interest in and to the property  
10 or any part thereof are hereby forever foreclosed of any such right, title, estate, lien or  
11 interest as against Plaintiff in this action. It is further:

12 ORDERED, ADJUDGED, AND DECREED that if a deficiency remains after  
13 application of the proceeds of such sale to the judgment entered herein, execution  
14 may be issued for the deficiency against the Defendants up to the amount of the  
15 judgment entered against Defendants, and enforced against any other property of the  
16 owner that is not exempt from execution.

17 ORDERED, ADJUDGED, AND DECREED that Defendants are ordered to take  
18 affirmative action to correct the following non-compliance violation items within 30  
19 days of the date of this judgment, which is a reasonable time period within which to  
20 require compliance:


- 21 a. Remove clutter in front of home.
- 22 b. Weed flowerbeds along street.
- 23 c. Screen all trash/recycling/compost receptacles from view.
- 24 d. Remove needles from driveway and roof.

25 Defendants shall in the future properly and adequately maintain the exterior of  
26 their home and Property in a manner consistent with the other homes and yards of the



King County Superior Court  
Judicial Electronic Signature Page

Case Number: 21-2-03305-5  
Case Title: TWIN LAKES HOMEOWNER'S ASSOC, INC VS PROTZMAN, ET  
ANO  
Document Title: Order  
  
Signed By: Carlos Velategui  
Date: April 22, 2021



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Commissioner: Carlos Velategui

This document is signed in accordance with the provisions in GR 30.

Certificate Hash: 4D419A637731C469AF659133E9CA1EF35F40D38B  
Certificate effective date: 7/30/2019 2:32:07 PM  
Certificate expiry date: 7/30/2024 2:32:07 PM  
Certificate Issued by: C=US, E=kcscefiling@kingcounty.gov, OU=KCDJA,  
O=KCDJA, CN="Carlos Velategui:  
IJwA&#43;JNJ6RGMxRS3jC11QQ=="