



201212110058  
Skagit County Auditor

12/11/2012 Page 1 of 3 2:35PM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***Lis Pendens***  
**12-2-02185-9**

**Grantor:** (1) Mishelle M. Pickard  
(2) Bank of New York Mellon  
(3) State of Washington

**Grantee:** City of Sedro Woolley

**Legal Description:** Lots 5 & C, & N 10'8" Lot D, Block 12, Replat Junction Add'n to Sedro

Additional Legal Description Located on Page 2

**Assessor's Property Tax Parcel or Account No.:** P76661

**Reference Nos of Documents Assigned or Released:** N/A

1  
2  
3  
4  
5  
6 **IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**  
7

8  
9 THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

10 Plaintiff

11 vs.

12 MISHELLE M. PICKARD, an unmarried  
13 person; THE BANK OF NEW YORK  
MELLON, fka The Bank of New York;  
14 not in its individual capacity but solely as  
Trustee for the benefit of the  
15 Certificateholders of the CWABS Inc.  
Asset-Backed Certificates 2007-12;  
16 STATE OF WASHINGTON

17 Defendants  
18

Nº 12-2-02185-9

LIS PENDENS

19 NOTICE IS HEREBY GIVEN that the above named Plaintiff has commenced an action  
20 against the above named Defendants in the Superior Court for Skagit County, by filing a  
21 Summons and Complaint; this is notice of pendency of said action. The names as the parties to  
22 said action are set forth above. The object to the action is to foreclose liens for delinquent utility  
23 assessments and other charges due to Plaintiff. The descriptions of the parcel of real property  
24 situated in Skagit County, Washington, affected by the said action is as follows:

25 Lots 5 and "C", and the North 10 feet 8 inches of Lot "D", all in Block 13, "REPLAT OF THE  
26 JUNCTION ADDITION TO SEDRO", as per the plat thereof recorded in Volume 3 of Plats, page  
48, records of Skagit County, Wash.

27 (P76661)



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3 2:35PM

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

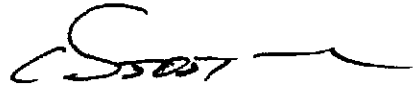
cdsjostrom@comcast.net

LIS PENDENS

C:\S.L.O\clients\CSWPickard\pleadings\lis pendens.wpd

1  
2 All persons receiving any interest in or to the said parcel of real estate subsequent to the  
3 filing hereof will take the same subject to the rights of Plaintiff as established in said action.  
4

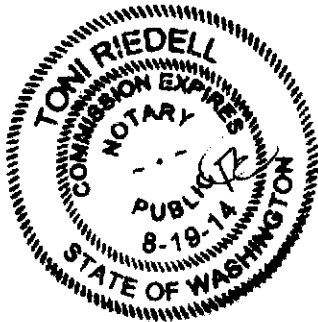
5 DATED: 12/11/12  
6

7   
8 CRAIG SJOSTROM #21149  
Attorney for Plaintiff

9 STATE OF WASHINGTON )  
:SS  
10 COUNTY OF SKAGIT )

11 On this day personally appeared before me Craig Sjostrom, to me known to be the individual described in  
12 and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and  
voluntary act and deed for the uses and purposes therein mentioned.

13 GIVEN under my hand and official seal this 11 day of December, 2012.  
14



T. Riedell  
NOTARY PUBLIC in and for the State of Washington, residing at  
Burlington  
My commission expires: 8-19-14  
Name: Toni Riedell



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