



201306200092

Skagit County Auditor

\$74.00

6/20/2013 Page

1 of

3 3:07PM

AFTER RECORDING RETURN TO:

Bishop, White, Marshall & Weibel, P.S.

720 Olive Way, Suite 1201

Seattle, WA 98101

ATTN: Annette E. Cook

Name of File and File No. Washington Federal v. Roque, 1452.131527.2

Document Title(s):

LIS PENDENS

Reference Number(s) of Document assigned or released:

Plaintiff:

WASHINGTON FEDERAL FKA WASHINGTON FEDERAL SAVINGS

Defendants:

ERNESTO E. ROQUE, SR. AND NORMA S. ROQUE; HUSBAND AND WIFE; MERRICK BANK CORPORATION; FIA CARD SERVICES, N.A.; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED

Abbreviated Legal Description as follows:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

Assessor's Property Tax Parcel/Account Number(s):

P16295

1
2
3
4
5
6 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR SKAGIT COUNTY

7 WASHINGTON FEDERAL, FKA
8 WASHINGTON FEDERAL SAVINGS,

9 Plaintiff,

Case No. 13-2-01060-0

10 v.

LIS PENDENS

11 ERNESTO E. ROQUE, SR. AND NORMA
12 S. ROQUE; HUSBAND AND WIFE;
13 MERRICK BANK CORPORATION;
14 FIA CARD SERVICES, N.A.; JOHN AND
15 JANE DOES, I THROUGH V,
16 OCCUPANTS OF THE SUBJECT REAL
17 PROPERTY, AND ALL OTHER PERSONS
OR PARTIES UNKNOWN, CLAIMING
ANY RIGHT, TITLE, INTEREST, LIEN
OR ESTATE IN THE PROPERTY HEREIN
DESCRIBED,

18 Defendants.

19 NOTICE IS HEREBY GIVEN:

20 1. That an action affecting the title to certain real property hereinafter more
21 particularly described has been commenced and is now pending in the Superior Court of the
22 State of Washington for Skagit County under the above cause number.

23 2. That the name of the Plaintiff in said action is Washington Federal, fka
24 Washington Federal Savings, a corporation, and the names of the Defendants therein are as
above set forth in the caption to this document.

25 LIS PENDENS - 1

BISHOP, WHITE, MARSHALL & WEIBEL, P.S.
720 OLIVE WAY, SUITE 1201
SEATTLE, WA 98101
(206) 622-5306 FAX: (206) 622-0354



201306200092

Skagit County Auditor

\$74.00

6/20/2013 Page

2 of

3 3:07PM

1 3. That the object of said action is to foreclose a Deed of Trust which encumbers the
2 following described real property situated in Skagit County, Washington:

3 THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE
4 NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST,
5 W.M., DESCRIBED AS FOLLOWS:

6 BEGINNING AT A POINT WHICH IS 60 FEET SOUTH AND 360 FEET
7 WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE
8 WEST ALONG A LINE WHICH IS 60 FEET SOUTH OF AND PARALLEL
9 TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF
10 THE NORTHWEST 1/4 TO THE EAST LINE OF THE COUNTY ROAD;
11 THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID
12 COUNTY ROAD TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF
13 SAID SECTION;

14 THENCE EAST ALONG SAID SOUTH LINE TO A POINT 534 FEET WEST
15 OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4;
16 THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

17 TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF INGRESS,
18 EGRESS, AND UTILITIES OVER AND ACROSS THE 60 FOOT STRIP OF
19 LAND LYING ADJACENT TO THE NORTH LINE OF THE ABOVE
20 DESCRIBED PREMISES.

21 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

22 4. Each of the Defendants named in the caption hereof has or may claim an interest
23 in said property and Plaintiff seeks judgment to judicial foreclosure against all persons
24 claiming adversely thereto, and all persons in any manner dealing with said real estate
25 subsequent to the filing hereof will take subject of the rights of the Plaintiff as established in
said action.

DATED this 12th day of June, 2013.

BISHOP, WHITE, MARSHALL
& WEIBEL, P.S.

David A. Weibel, WSBA #24031
Annette E. Cook, WSBA #31450
Attorneys for Plaintiff

BISHOP, WHITE, MARSHALL & WEIBEL, P.S.
720 OLIVE WAY, SUITE 1201
SEATTLE, WA 98101
(206) 622-5306 FAX: (206) 622-0354

LIS PENDENS - 2



201306200092