

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Megan O. Masonholder
Skagit Law Group, PLLC
227 Freeway Drive, Suite B
P. O. Box 336
Mount Vernon, WA 98273



201503020075

Skagit County Auditor

\$74.00

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Document Title:

LIS PENDENS

Grantors:

JOHN E. FITZGERALD and PATRICIA K.
FITZGERALD, husband and wife and the marital
community composed thereof; and PNC
MORTGAGE, a division of PNC BANK,
NATIONAL ASSOCIATION, as Successor in
Interest to NATIONAL CITY MORTGAGE, a
division of NATIONAL CITY BANK, a National
Banking Association

Grantee:

CITY OF SEDRO-WOOLLEY, a Washington
municipal corporation

Additional Grantor(s) on page(s):

Additional Grantee(s) on page(s):

Abbreviated Legal:

SAUK MOUNTAIN VIEW ESTATES NORTH,
A PLANNED RESIDENTIAL DEVELOPMENT,
PHASE 2, LOT 6

Additional Legal on page(s):

3

Assessor's Tax Parcel No.:

4829-000-006-0000 / P121341

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation,

Plaintiff,

vs.

JOHN E. FITZGERALD and PATRICIA K.
FITZGERALD, husband and wife and the
marital community composed thereof; and
PNC MORTGAGE, a division of PNC
BANK, NATIONAL ASSOCIATION, as
Successor in Interest to NATIONAL CITY
MORTGAGE, a division of NATIONAL
CITY BANK, a National Banking
Association,

Defendants.

Case No.:

LIS PENDENS

15 2 00312 10

NOTICE IS HEREBY GIVEN that the CITY OF SEDRO WOOLLEY, Plaintiff in the
above-captioned lawsuit, has commenced an action against the above-named Defendants in the
Superior Court for Skagit County by filing a Summons and Complaint to Foreclose Liens for
Unpaid Sewerage, Garbage, and Stormwater Assessments. This is notice of pendency of said
action. The names of the parties to said action are set forth above. The object of the action is
to foreclose real property municipal liens. Said liens were recorded with the Auditor of Skagit
County, Washington, and are described as follows:

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Skagit County Auditor

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Skagit Law Group, PLLC

Office Box 336 / 227 Freeway Drive, Suite B

Mount Vernon, Washington 98273

Phone: 360.336.1000 - Facsimile: 360.336.6690

1 a. Notice of Lien for Sewer Services dated December 19, 2014, and
2 recorded under Skagit County AFN 201501200191 on January 20, 2015;

3 b. Notice of Lien for Garbage Services, dated December 22, 2014, and
4 recorded under Skagit County AFN 201501200190 on January 20, 2015.

5 The description of the real property situated in Skagit County, Washington, affected by
6 said action is as follows:

7 LOT 6, "SAUK MOUNTAIN VIEW ESTATES - NORTH - A PLANNED
8 RESIDENTIAL DEVELOPMENT PHASE 2," as per plat recorded on January 29,
9 2004, under Auditor's File No. 200401290095, records of Skagit County, Washington.

10 SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE
11 OF WASHINGTON.

12 All persons dealing with said real estate subsequent to the filing hereof will take subject
13 to the rights of Plaintiff as established in this action.

14 DATED this 27th day of February, 2015.

15 SKAGIT LAW GROUP, PLLC

16 By Megan Masonholder
17 MEGAN MASONHOLDER, WSBA #29495
18 Attorney for Plaintiff

19 STATE OF WASHINGTON)
20) ss.
21 COUNTY OF SKAGIT)

22 I certify that I know or have satisfactory evidence that Megan O. Masonholder is the
23 person who appeared before me, and said person acknowledged that she signed this instrument, on
24 oath stated that she was authorized to execute the instrument and acknowledged it as a Member of
25 Skagit Law Group, PLLC, a Washington professional liability company, to be the free and
voluntary act for such party for the uses and purposes mentioned in the instrument.

26 DATED: February 27th, 2015.

27 Rachel Franulovich
28 NOTARY PUBLIC
29 Printed Name: Rachel Franulovich
30 My Commission Expires: 11/09/2017



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