



201604130033

Skagit County Auditor

\$75.00

4/13/2016 Page

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3 11:53AM

AFTER RECORDING RETURN TO:

RCO LEGAL, P.S.
13555 SE 36TH ST., SUITE 300
BELLEVUE, WA 98006
Ref: 200129

Document Title:

NOTICE OF LIS PENDENS

Reference Number(s) of Documents referenced in Litigation:

Deed of Trust Recording No. 200704120141

Plaintiff:

HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-1

Defendant:

Unknown Heirs and Devisees of William H. Hancock, Unknown Heirs and Devisees of Darline E. Hancock, Timothy A. Gonzales, Cara E. Gonzales aka Cara E. Rankin, PNC Mortgage, a division of PNC Bank, N.A., State of Washington, Skagit Highlands Owners Association, Quadrant Homes and Occupants of the Premises

Legal Description as follows:

Lot 16, 'Plat of Skagit Highlands Division IV,' a planned unit development, as per plat recorded under auditor's file number 200608230062, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number:

340422-1-004-0012/P124928/4902.000.016.0000

**SUPERIOR COURT OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT**

HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR
DEUTSCHE ALT-A SECURITIES
MORTGAGE LOAN TRUST, SERIES 2007-1,
its successors in interest and/or assigns,

Plaintiff,

v.

UNKNOWN HEIRS AND DEVISEES OF
WILLIAM H. HANCOCK; UNKNOWN
HEIRS AND DEVISEES OF DARLINE E.
HANCOCK; TIMOTHY A. GONZALES;
CARA E. GONZALES AKA CARA E.
RANKIN; PNC MORTGAGE, A DIVISION
OF PNC BANK, N.A.; STATE OF
WASHINGTON; SKAGIT HIGHLANDS
OWNERS ASSOCIATION; QUADRANT
HOMES; OCCUPANTS OF THE PREMISES,

Defendants.

No. 16-2-00476-1

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN pursuant to RCW 4.28.320, that the above-named plaintiff has commenced an action against the above-named defendants in Skagit County Superior Court by filing a Summons and Complaint for Deed of Trust Foreclosure. This is notice of pendency of that action. The names of the parties to the action are set forth above in the case caption. The object of the action is to foreclose a deed of trust that encumbers the following real property:

**LOT 16, 'PLAT OF SKAGIT HIGHLANDS DIVISION IV,' A
PLANNED UNIT DEVELOPMENT, AS PER PLAT
RECORDED UNDER AUDITOR'S FILE NUMBER
200608230062, RECORDS OF SKAGIT COUNTY,
WASHINGTON.**

**SITUATE IN THE CITY OF MOUNT VERNON, COUNTY
OF SKAGIT, STATE OF WASHINGTON.**

UNOFFICIAL DOCUMENT

PARCEL NO.: 340422-1-004-
0012/P124928/4902.000.016.0000

Commonly known as: 4631 Nooksack Loop, Mount Vernon,
WA 98273.

All persons dealing with this real estate subsequent to the recording of this Lis
Pendens will take subject to the rights of Plaintiff as established in the action.

DATED this 29th day of March, 2016

RCO LEGAL, P.S.

By 

- Laura Coughlin, WSBA #46124
 Synova M. L. Edwards, WSBA #43063
 Janaya L. Carter, WSBA #32715
Attorneys for Plaintiff