



201609280026

Skagit County Auditor
9/28/2016 Page

1 of

\$78.00

6 10:30AM

Document Title: Lis Pendens

Reference Number :

Grantor(s):

☐ additional grantor names on page ____.

1. Susan T. Hoppe
2. Ronald L. Hoppe

Grantee(s):

☐ additional grantee names on page ____.

1. Argent Mortgage Company, LLC
- 2.

Abbreviated legal description:

☒ full legal on page(s) 1-2

28-36-4 SE SE

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

360428-4-017-0609

1 Return Address:

2 Gregory Morphew

3 901 Fifth Avenue, Suite 400

4 Seattle, WA 98164

5 (206) 676-9640

6
7 **LIS PENDENS**

8 Reference numbers of related documents: 200505240139; 200702210129; 201508030113;
9 201601280060; 201604260002; and 201606270173.

10 Grantor(s):

11 1. Susan T. Hoppe

12 2. Ronald L. Hoppe

13 Grantee(s):

14 1. Argent Mortgage Company, LLC

15 Legal Description:

16 PARCEL "A":

17 The South 225 feet of that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of
18 Section 28, Township 36 North, Range 4 East, W.M., described as follows:

19 Beginning at the Southeast corner of said Section 28, said corner lying South
20 0°08'06" East 2,643.29 feet from the quarter corner common to Sections 27 and
21 28 and North 85°33'55" East 2,543.34 feet from the quarter corner common to
22 Sections 28 and 33;

23 thence South 1°31'53" West 331.51 feet to the Northeasterly terminus of the
24 easement centerline recorded under Auditor's File No. 773111, records of Skagit
25 County, Washington;

26 thence South 51°11'53" West along said easement centerline, a distance of 152.96
27 feet;

28 thence North 15°30'00" West 612.00 feet to the true point of beginning;

thence North 0°08'06" West parallel to the East line of said Southeast $\frac{1}{4}$ of the
Southeast $\frac{1}{4}$, Section 28, a distance of 1,150 feet, more or less, to the North line of
said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;

thence Westerly along said North line, a distance of 1,000 feet, more or less, to
the Northwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;

1 thence Southerly along the West line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a
2 distance of 1,150 feet, more or less, to a line bearing South $84^{\circ}45'00''$ West from
3 the true point of beginning;
4 thence North $84^{\circ}45'00''$ East along said line, a distance of 986 feet, more or less,
5 to the true point of beginning.

6 EXCEPT mobile home located thereon.

7 Situate in the County of Skagit State of Washington.

8 PARCEL "B":

9 An easement for ingress, egress and utility purposes as set forth in that certain
10 instrument recorded under Auditor's File No. 773111, records of Skagit County,
11 Washington.

12 Situate in the County of Skagit State of Washington.

13 PARCEL "C":

14 An easement for ingress, egress and utility purposes as set forth in that certain
15 instrument recorded under Auditor's File No. 7787805, records of Skagit County,
16 Washington.

17 Situate in the County of Skagit State of Washington.

18 Property ID No.: 360428-4-017-0609
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1 Gregory Morphey, WSB #42486
2 Robinson Tait, P.S.
3 901 Fifth Avenue, Suite 400
4 Seattle, WA 98164
5 Phone: (206) 676-9640
6 Facsimile: (206) 676-9659
7 Attorneys for Plaintiff

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SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

OCWEN LOAN SERVICING, LLC, as servicer
for US BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE C-BASS
MORTGAGE LOANASSET-BACKED
CERTIFICATES, SERIES 2006-MH1,

Case No.

LIS PENDENS

Plaintiff,

v.

SUSAN T. HOPPE, as her separate estate; THE
ESTATE OF SUSAN T. HOPPE, THE HEIRS
OF THE ESTATE OF SUSAN T. HOPPE;
RONALD L. HOPPE; JASON LEE AND
DAWN LEE, husband and wife; WILDLIFE
ACRES COMMUNITY ASSOCIATION;
DOES 1-5; and ANY AND ALL PERSONS
OR PARTIES CLAIMING AN INTEREST IN
4918 WILDLIFE ACRES LANE, SEDRO
WOOLEY WA 98284,

Defendants.

NOTICE IS HEREBY GIVEN that the above-named plaintiff has commenced an action
against the above-named defendant(s) in the SUPERIOR COURT OF WASHINGTON FOR
SKAGIT COUNTY, by filing a Summons and Complaint; 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
Quiet Title on the subject property in regards to the Plaintiff's interest in a Trust Deed recorded

1 on May 24, 2005, in the Office of the C Skagit ounty Recorder of Skagit County, Recording No.:
2 200505240139. The description of the real property situated in Pierce County, Washington,
3 affected by this action is as follows:
4

5 **PARCEL "A":**

6 The South 225 feet of that portion of the Southeast ¼ of the Southeast ¼ of
7 Section 28, Township 36 North, Range 4 East, W.M., described as follows:

8 Beginning at the Southeast corner of said Section 28, said corner lying South
9 0°08'06" East 2,643.29 feet from the quarter corner common to Sections 27 and
10 28 and North 85°33'55" East 2,543.34 feet from the quarter corner common to
11 Sections 28 and 33;
12 thence South 1°31'53" West 331.51 feet to the Northeasterly terminus of the
13 easement centerline recorded under Auditor's File No. 773111, records of Skagit
14 County, Washington;
15 thence South 51°11'53" West along said easement centerline, a distance of 152.96
16 feet;
17 thence North 15°30'00" West 612.00 feet to the true point of beginning;
18 thence North 0°08'06" West parallel to the East line of said Southeast ¼ of the
19 Southeast ¼, Section 28, a distance of 1,150 feet, more or less, to the North line of
20 said Southeast ¼ of the Southeast ¼;
21 thence Westerly along said North line, a distance of 1,000 feet, more or less, to
22 the Northwest corner of said Southeast ¼ of the Southeast ¼;
23 thence Southerly along the West line of said Southeast ¼ of the Southeast ¼, a
24 distance of 1,150 feet, more or less, to a line bearing South 84°45'00" West from
25 the true point of beginning;
26 thence North 84°45'00" East along said line, a distance of 986 feet, more or less,
27 to the true point of beginning,
28

EXCEPT mobile home located thereon.

Situate in the County of Skagit State of Washington.

PARCEL "B":

An easement for ingress, egress and utility purposes as set forth in that certain
instrument recorded under Auditor's File No. 773111, records of Skagit County,
Washington.

Situate in the County of Skagit State of Washington.

1 PARCEL "C":

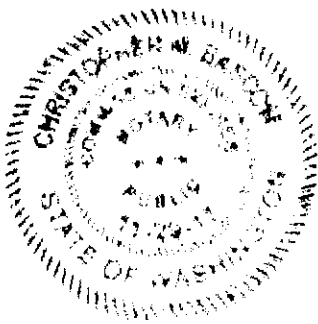
2 An easement for ingress, egress and utility purposes as set forth in that certain
3 instrument recorded under Auditor's File No. 7787805, records of Skagit County,
4 Washington.

5 Situate in the County of Skagit State of Washington.

6 DATED this 22nd day of September, 2016.

7
8 Gregory Morphey, WSB #42486
9 ROBINSON TAIT, PS
10 901 Fifth Avenue, Suite 400
11 Seattle, WA 98164
12 Phone: (206) 676-9640
13 Facsimile: (206) 676-9659
14 Attorneys Plaintiff

15 SUBSCRIBED AND SWORN TO before me on the 22nd of September, 2016.



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