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Skagit County Auditor

1 FILED FOR RECORD AT THE
2 REQUEST OF/RETURN TO:

3 Megan O. Masonholder
4 Skagit Law Group, PLLC
5 227 Freeway Drive, Suite B
6 P. O. Box 336
7 Mount Vernon, WA 98273

8 **Document Title:**

LIS PENDENS

9 **Grantors:**

KELLY O. CALAVAN and
SHANNON M. CALAVAN

10 **Grantee:**

CITY OF SEDRO-WOOLLEY, a Washington
municipal corporation

11 **Additional Grantor(s) on page(s):**

12 **Additional Grantee(s) on page(s):**

13 **Abbreviated Legal:**

Lot 6 and Ptn. of Lot 7, "Plat of Bingham Place
2nd Add'n."

14 **Additional Legal on page(s):**

3

15 **Assessor's Tax Parcel No.:**

4525-000-007-0001(P83791)

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SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CITY OF SEDRO-WOOLLEY, a Washington)	Case No.:	18-2	00805-29
municipal corporation,)			
	LIS PENDENS		
Plaintiff,)			
vs.)			
KELLY O. CALAVAN and SHANNON M.)			
CALAVAN, husband and wife, and the)			
marital community composed thereof;)			
KRISTI COY; ALL CITY FENCE)			
COMPANY, INC., PROFIT SHARING)			
TRUST; DEUTSCHE BANK NATIONAL)			
TRUST COMPANY AS TRUSTEE FOR)			
MORGAN STANLEY, ABS CAPITAL I)			
INC., TRUST 2006-WMC2,)			
Defendants.)			

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

LIS PENDENS - 2

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Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

1 County, Washington, and are described as follows:

- 2 1. Sewerage Lien Notice dated June 12, 2012, recorded under Skagit County
3 Auditor No. 201206180037 on June 18, 2012.
- 4 2. Notice of Lien for Garbage Services dated June 12, 2012, recorded under Skagit
5 County Auditor No. 201206180036 on June 18, 2012
- 6 3. Notice of Lien for Garbage Services dated April 16, 2013, recorded under Skagit
7 County Auditor No. 201304240063 on April 24, 2013.
- 8 4. Notice of Lien for Sewer Services dated March 4, 2015, recorded under Skagit
9 County Auditor No. 201503160048 on March 16, 2015.
- 10 5. Notice of Lien for Garbage Services dated March 4, 2015, recorded under Skagit
11 County Auditor No. 201504280048 on April 28, 2015.
- 12 6. Notice of Lien for Garbage Services dated December 21, 2015, recorded under
13 Skagit County Auditor No. 201512280053 on December 28, 2015.
- 14 7. Notice of Lien for Sewer Services dated December 21, 2015, recorded under
15 Skagit County Auditor No. 201512280054 on December 28, 2015.
- 16 8. Notice of Lien for Sewer Services dated November 28, 2016, recorded under
17 Skagit County Auditor No. 201612190009 on December 19, 2016.
- 18 9. Notice of Lien for Sewer Services dated January 12, 2018, recorded under
19 Skagit County Auditor No. 201801250040 on January 25, 2018.
- 20 10. Notice of Lien for Sewer Services dated February 28, 2018, recorded under
21 Skagit County Auditor No. 201803060025 on March 6, 2018.
- 22 11. Notice of Lien for Garbage Services dated February 28, 2018, recorded under
23 Skagit County Auditor No. 201803060024 on March 6, 2018.

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

Lots 6 and 7, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per plat recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington, EXCEPT the East 20 feet of said Lot 7.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the East 20 feet of Lot 7, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per Plat recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington.

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1 SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF
2 WASHINGTON.

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

5 DATED this 26th day of June 2018.

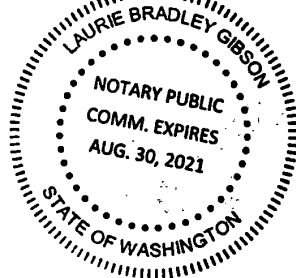
6 SKAGIT LAW GROUP, PLLC

7 By Megan Masonholder
8 MEGAN MASONHOLDER, WSBA #29495
9 Attorney for Plaintiff

10 STATE OF WASHINGTON)
11) ss.
12 COUNTY OF SKAGIT)

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

18 DATED: June 26th 2018.



19 L. Gibson
20 NOTARY PUBLIC
21 Printed Name: LAURIE BRADLEY GIBSON
22 My Commission Expires: 8/30/21