



**202001090047**

01/09/2020 11:02 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

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

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**Document Title:**

LIS PENDENS

**Grantors:**

BEN R. ENGLER and  
DARCY R. ENGLER

**Grantee:**

CITY OF SEDRO-WOOLLEY, a Washington  
municipal corporation

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

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

**Abbreviated Legal:**

Lot 7 DUKES HILL ESTATES DIV. NO 3,  
SKAGIT COUNTY, WA

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

3

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

4224-000-007-0005 (P78717)

RECORDING COVER SHEET - 1

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

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SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CITY OF SEDRO-WOOLLEY, a Washington )	Case No.:	20-2 00025 29
municipal corporation, )		
	LIS PENDENS	
Plaintiff, )		
vs. )		
BEN R. ENGLER and DARCY R. ENGLER, )		
husband and wife, and the marital community )		
composed thereof; MORTGAGE )		
ELECTRONIC REGISTRATION SYSTEMS )		
INC. (MERS), a Delaware Corporation, as )		
nominee for lender and lenders successors & )		
assigns; and SECRETARY OF HOUSING )		
AND URBAN DEVELOPMENT, )		
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 a real property municipal lien. Said lien was recorded with the Auditor of Skagit County, Washington, and is described as follows: Notice of Lien for sewer and garbage services

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1 against the subject property dated May 15, 2019, recorded under Skagit County Auditor No.  
2 201905290016 on May 29, 2019.

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

5 LOT 7, "DUKE HILL ESTATES, DIVISION NO. 3, ACCORDING TO THE PLAT  
6 THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 10, RECORDS OF  
7 SKAGIT COUNTY, WASHINGTON.

8 SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT,  
9 STATE OF WASHINGTON.

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

12 DATED this 7<sup>th</sup> day of January, 2020.

13 SKAGIT LAW GROUP, PLLC

14 By Megan Masonholder  
15 MEGAN OTIS MASONHOLDER, WSBA #29495  
16 Attorney for Plaintiff

17 STATE OF WASHINGTON )  
18 ) ss.  
19 COUNTY OF SKAGIT )

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

25 DATED: January 7, 2020.



Laurie Bradley Gibson  
NOTARY PUBLIC  
Printed Name: LAURIE BRADLEY GIBSON  
My Commission Expires: 8/30/21

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