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07/05/2023 09:18 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

Return Address:

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Document Title:

Notice of Complaint

Reference Number (if applicable): \_\_\_\_\_

Grantor(s):

additional grantor names on page \_\_\_\_

1) Benjamin Gonzales

2) Truist Bank

Grantee(s):

additional grantor names on page \_\_\_\_

1) City of Mount Vernon

2) \_\_\_\_\_

Abbreviated Legal Description:

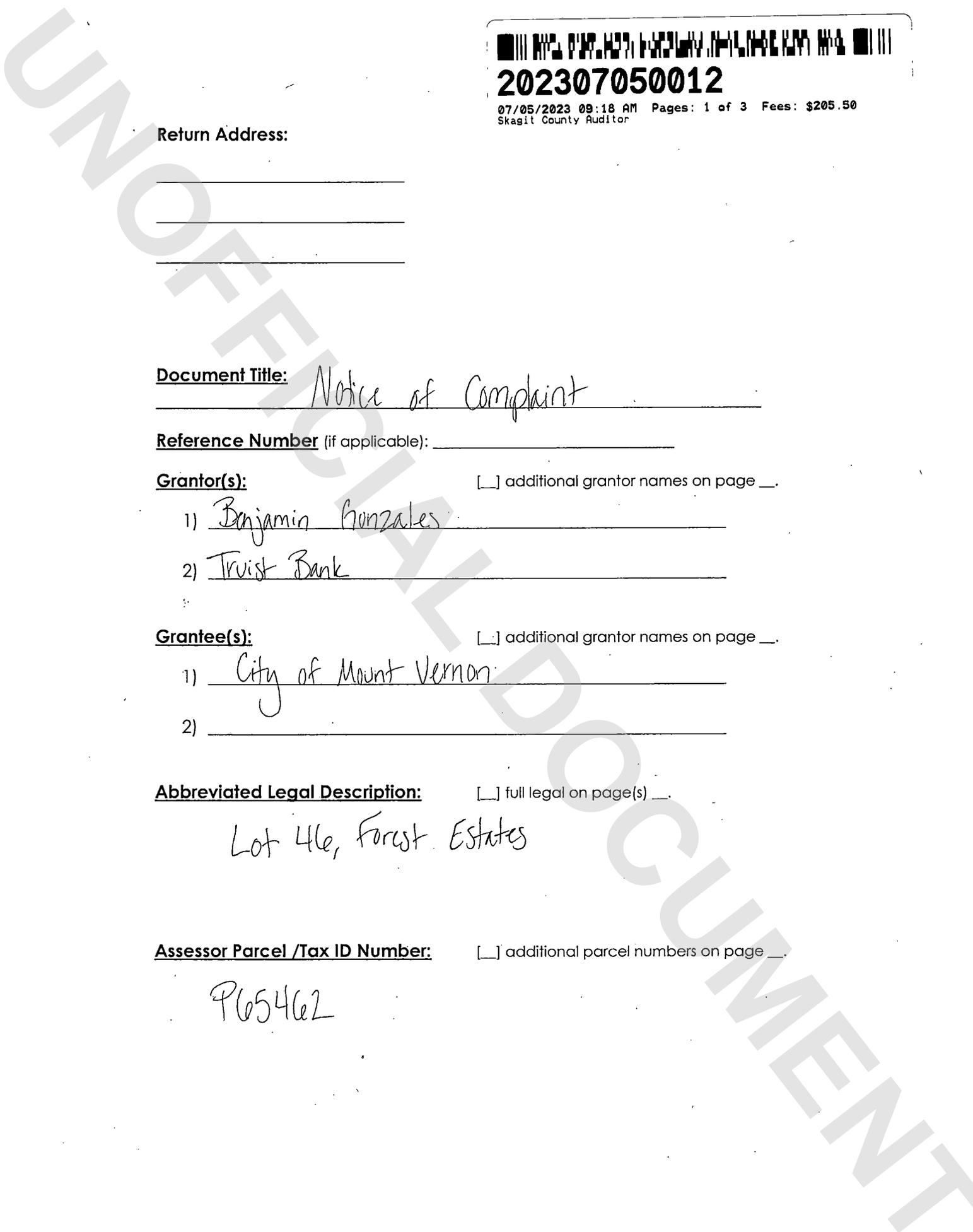
full legal on page(s) \_\_\_\_

Lot 46, Forest Estates

Assessor Parcel /Tax ID Number:

additional parcel numbers on page \_\_\_\_

P65462





DEVELOPMENT SERVICES DEPARTMENT  
Code Compliance Division  
910 Cleveland Ave, Mount Vernon, WA 98273  
360-336-6214 | PermitTech@mountvernonwa.gov

## COMPLAINT

**DATE OF COMPLAINT:** July 3, 2023  
**CASE NUMBER:** CE23-0041  
**ADDRESS OF VIOLATION:** 1424 Woodland Drive, Mount Vernon, WA 98273  
**PARCEL:** P65462  
**KNOWN PERSONS WITH INTEREST IN PROPERTY:**

Benjamin Gonzales (owner per Skagit County Assessor's records)  
1424 Woodland Drive  
Mount Vernon, WA 98273

Truist Bank (mortgage holder)  
214 N. Tryon St.  
Charlotte, NC 28202

**Relevant code sections:** chapter 19.50 MVMC; IPMC section 108.1.3 Structure Unfit for Human Occupancy

**REASON FOR COMPLAINT:** Water service to the property has been disconnected by Skagit Public Utility District. Electric Service to the property has been disconnected by Puget Sound Energy. Numerous windows are boarded and unusable. The City has been informed that electric and water service will not be restored until the owner of the property appears and produces a valid rental agreement for any tenants. City efforts to contact the owner of record have been unsuccessful. The lack of water service to the single family residence and its boarded windows increases the risk of hazards associated with fire or accident, with the absence of continuous sanitary facilities, and with uncleanliness. The lack of electric service and boarded windows increases the risk of hazards associated with inadequate ventilation, light, and kitchen facilities. These hazards make the dwelling unfit for human habitation as set forth in Mount Vernon Municipal Code (MVMC) 19.50.030.

**NOTICE OF PRE-DETERMINATION HEARING:** A hearing shall be held at the offices of the Mount Vernon City Hall, 910 Cleveland Ave, Mount Vernon, WA 98273, 1<sup>st</sup> floor "Chinook Room," on July 18, 2023 at 2pm. All parties having a lawful interest in the property have the right to establish their interest in the property, to file a written answer to the complaint, to appear in person at the hearing, and to give testimony about the circumstances of the complaint.

If you have questions about this complaint, contact Mike Marker, Code Enforcement Officer at (360) 336-6214.

A handwritten signature in black ink that reads "Tim Woodard".

TIM WOODARD  
Building Official

**FOR OFFICE USE ONLY**

Personal service made on 8 on \_\_\_\_\_  
Certified Mail to Benjamin Gonzales mailed on 7-3-23  
Certified Mail to Truist Bank mailed on 7-3-23  
Posted on Property on 7-3-23  
Email to Safeguard Properties Management sent on 7-3-23

cc: **Safeguard Properties Management, 7887 Safeguard Circle (Hub Pkwy), Valley View, OH 44125**

email: [olivia.mclaurin@safeguardproperties.com](mailto:olivia.mclaurin@safeguardproperties.com)  
[codecompliance@safeguardproperties.com](mailto:codecompliance@safeguardproperties.com)  
[www.safeguardproperties.com](http://www.safeguardproperties.com)