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10/31/2024 11:00 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

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

The Estate of Cornelia J. Hulscher, aka ) No. 24-2-01109-29  
Fien Hulscher, (by personal )  
representative Bela Berghuys) )

Plaintiff,

vs.

) LIS PENDENS

Robert Alan Schroder, all other heirs of )  
the estate of Floetta Schroder and also all )  
other persons or parties unknown claiming )  
any right, title, estate, lien or interest in the )  
real estate described in the complaint )  
herein. )

Defendant. )

Plaintiff:	The Estate of Cornelia J. Hulscher, aka Fien Hulscher, (personal representative Bela Berghuys)
Defendant:	Robert Alan Schroder
Property Address:	1208 South-13 <sup>th</sup> Street, Mount Vernon, Washington 98221
Tax Parcel number:	P28582
Geographic ID:	340429-2-009-0000
Legal Description:	The west 100 feet of the follow described tract: The south 68.01 feet of the north 207.01 feet of that portion of the northeast quarter of the northwest quarter of Section 29, Township 34 North, Range 4 East, W.M., lying East of 13 <sup>th</sup> Street. Situate in the County of Skagit, State of Washington.

LIS PENDENS

Page 1 of 2

The Law Office of Justin Rothboeck  
1008 5<sup>th</sup> Street  
Anacortes, WA 98221  
360-299-3663

1 NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in the  
2 Superior Court of the State of Washington for Skagit County, upon the Complaint of the Plaintiff  
3 against the above-named Defendants, and all other persons claiming any right, title, estate, lien,  
4 or interest in the real estate described in the Complaint, and that the object of that action is for  
5 quiet title to real property pursuant to RCW 7.28 due to a failure to record a fulfillment deed  
6 pursuant to a real estate contract as stated in the Complaint on file with the clerk of the Superior  
7 Court. THIS IS NOTICE OF PENDENCY OF SAID ACTION. THE NAMES OF THE  
8 PARTIES ARE SET FORTH ABOVE. The action affects title to the following described real  
9 property located in Skagit County, Washington:

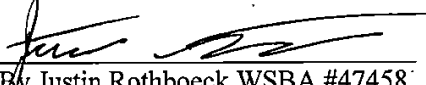
10 The west 100 feet of the follow described tract:

11 The south 68.01 feet of the north 207.01 feet of that portion of the northeast quarter  
12 of the northwest quarter of Section 29, Township 34 North, Range 4 East, W.M.,  
13 lying East of 13<sup>th</sup> Street.

14 Situate in the County of Skagit, State of Washington.

15 All persons in any manner dealing with the real estate subsequent to the filing hereof will take  
16 subject to the rights of the Plaintiff as established in that action.

17 Dated this 23<sup>RD</sup> day of October 2024.

18   
19 By Justin Rothboeck WSBA #47458  
20 The Law Office of Justin Rothboeck  
21 Attorney for the Plaintiff

22 P.O. Address: 1008 5<sup>th</sup> Street  
23 Anacortes, Washington 98221

24 Dated: October 23<sup>RD</sup> 2024.

25 Telephone number: 360-299-3663  
26  
27  
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