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Skagit County Auditor \$77.00
9/23/2016 Page 1 of 5 3:20PM

Please print or type information. **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in) 1. Notice of Pendency of an Action 3. _____ 4. _____	
Reference Number(s) of Documents assigned or released: 200806250104 Additional reference #'s on page _____ of document	
Grantor(s) Exactly as name(s) appear on document 1. Hernandez, Epifania Gonzalez 2. _____ Additional names on page _____ of document.	
Grantee(s) Exactly as name(s) appear on document 1. Cit Bank, N.A. 2. _____ Additional names on page _____ of document.	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 15 and 16, Block 10, Plat of the Souther Addition to Mount Vernon Additional legal is on page _____ of document.	
Assessor's Property Tax Parcel/Account Number assigned P54333	<input type="checkbox"/> Assessor Tax # not yet
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

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6 **IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
7 **FOR THE COUNTY OF SKAGIT**

8
9 CIT BANK, N.A.,

10 Plaintiff,

11 vs.

12 EPIFANIA GONZALEZ HERNANDEZ
13 aka EPIFANIA HONZALES
14 HERNANDEZ, an individual; all other
15 persons or parties unknown claiming any
16 legal or equitable right, title, estate, lien, or
17 interest in the real property described in the
18 complaint herein, adverse to Plaintiff's title,
19 or any cloud on Plaintiff's title to the
20 Property, collectively designated as DOES 1
21 through 50, inclusive.

22 Defendants.

CASE NUMBER: 16-2-01142-2

NOTICE OF PENDENCY OF AN ACTION

23 **NOTICE IS HEREBY GIVEN** that CIT Bank, N.A. ("Plaintiff") has
24 commenced an action against the above-named defendants in the Superior Court for
25 Skagit County, by filing a Summons and Complaint; this notice of pendency of said
26 action. The names of the parties to said action are set forth above. The object of the
27 action is to foreclose a Deed of Trust recorded on June 25, 2008, with the Auditor of
28 Skagit County, Washington, under Auditor's File No. 200806250104. The description of

1 the real property situated in Skagit County, Washington, affected by this action is legally
2 described as attached as Exhibit "1."

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

5 DATED: 9/7, 2016

Respectfully Submitted,

6 MALCOLM ♦ CISNEROS, A Law Corporation

7 By:

Nathan F. Smith, WSBA #43160

Attorney for Plaintiff

8 MALCOLM ♦ CISNEROS, A Law
9 Corporation

10 2112 Business Center Drive, Second Floor

11 Irvine, California 92612

12 Phone: (949) 252-9400

13 Fax: (949) 252-1032

Email: nathan@mclaw.org

14 A notary public or other office completing
15 this certificate verifies only the identity of
16 the individual who signed the document to
17 which this certificate is attached, and not
18 the truthfulness, accuracy, or validity of that
19 document.

18 State of
19 California

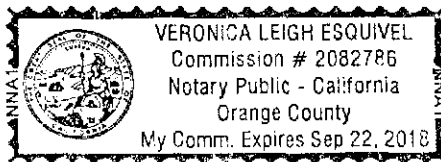
20 County of
21 Orange

21 Subscribed and Sworn to (or affirmed) before me on this 7 day of September, 2016,
22 by Nathan F. Smith, proved to me on the basis of satisfactory

(insert name of signer)

23 evidence to be the person(s) who appeared before me.

24 (Seal)



signature

Veronica Esquivel

UNOFFICIAL DOCUMENT

EXHIBIT "1"

LEGAL DESCRIPTION

Lots 15 and 16, Block 10, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Situated in Skagit County, Washington

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