

Skagit County Auditor
12/13/2016 Page 1 of 1 \$78.00
6 11:57AM

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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 **must** be filled in)
1. NOTICE OF PENDENCY OF ACTION 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:
Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document
1. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the
2. CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-17,
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document
1. RICHARD SODERBERG solely in his capacity as personal representative to the ESTATE OF ARNOLD E. SODERBERG;
2. LEMLEY CHAPEL, INC.; CITY OF SEDRO-WOOLEY;
Additional names on page 2 of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE CITY OF SKAGIT,
COUNTY OF SKAGIT, STATE OF WASHINGTON, IS DESCRIBED AS FOLLOWS:
Additional legal is on page 3 of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned
P76565

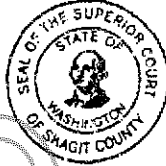
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"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

1 I, MAVIS E. BETZ, Clerk of the Superior Court of
2 the State of Washington, for Skagit County, do
3 hereby certify that this is a true copy of the original
4 now on file in my office. Dated 12.13.16



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2016 DEC 13 AM 11:47

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9 **SUPERIOR COURT OF WASHINGTON**
10 **FOR SKAGIT COUNTY**

11 THE BANK OF NEW YORK MELLON FKA
12 THE BANK OF NEW YORK, AS TRUSTEE
13 FOR THE CERTIFICATEHOLDERS OF THE
14 CWABS, INC., ASSET-BACKED
15 CERTIFICATES, SERIES 2006-17, a
16 corporation,

17 Plaintiff,

18 vs.

19 RICHARD SODERBERG solely in his capacity
20 as personal representative to the ESTATE OF
21 ARNOLD E. SODERBERG, a deceased
22 individual; ALL UNKNOWN HEIRS AND
23 DEVISEES OF DARLENE SODERBERG,
24 deceased individual; ALL UNKNOWN HEIRS
25 AND DEVISEES OF ARNOLD E.
26 SODERBERG, deceased individual; LEMLEY
27 CHAPEL, INC., a corporation; CITY OF
28 SEDRO-WOOLEY; DOES 1 through 10,
inclusive, and ROES 1 through 10, inclusive,

Defendants.

CASE NO.: 16-2-01270-4

DEPT. NO.:

NOTICE OF PENDENCY
OF ACTION

///

NOTICE OF PENDENCY OF ACTION -1-

ZIEVE, BRODNAX & STEELE, LLP
Benjamin D. Petiprin, Esq.
6100 219th St. SW, Suite 480
Mountlake Terrace, WA 98043
206-866-5345
bpetiprin@zbslaw.com

1 **NOTICE IS HEREBY GIVEN** that an action has been instituted and is now pending in
2 the Superior Court of the State of Washington, in and for the County of Mason, upon the
3 complaint of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the
4 certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-17
5 (“Plaintiff”), against the above-named defendants Richard Soderberg solely in his capacity as
6 personal representative to the Estate of Arnold E. Soderberg (“PR”); All Unknown Heirs and
7 Devisees of Darlene Soderberg (“Darlene Heirs”); All Unknown Heirs and Devisees of Arnold
8 E. Soderberg (“Arnold Heirs”, together with Darlene Heirs, collectively “Unknown Heirs”);
9 Lemley Chapel, Inc. (“Lemley”); City of Sedro-Woolley (“Sedro-Woolley”, together with PR,
10 Unknown Heirs, and Lemley, collectively “Defendants”), that the object of that action is a
11 judicial foreclosure on Plaintiff’s lien in first position on the property, securing Plaintiff’s loan to
12 the same extent, with interest, on the real property located at: 618 Puget Avenue, Sedro Woolley,
13 WA 98284-1138 with a legal description of:

14 THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE CITY
15 OF SKAGIT, COUNTY OF SKAGIT, STATE OF WASHINGTON, IS DESCRIBED
16 AS FOLLOWS:

17 PARCEL “A”

18 LOTS 13 AND 14, BLOCK 4, “REPLAT OF THE JUNCTION ADDITION TO
19 SEDRO”, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48,
RECORDS OF SKAGIT COUNTY, WASHINGTON

20 EXCEPT THE SOUTH ½ OF THE SOUTH ½ OF SAID LOT 14.

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28 NOTICE OF PENDENCY OF ACTION -2-

ZIEVE, BRODNAX & STEELE, LLP
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PARCEL "B":

THE NORTH 3 FEET OF THE FOLLOWING DESCRIBED TRACT:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 14, BLOCK 4, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON

DATED: October 11, 2016

ZIEVE, BRODNAX & STEELE, LLP

By: 
Benjamin D. Petiprin, WSBA #46071
Bradley B. Jones, WSBA #10732
Attorneys for Plaintiff
6100 219th St. SW, Suite 480
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206-866-5345

NOTICE OF PENDENCY OF ACTION -3-

ZIEVE, BRODNAX & STEELE, LLP
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WASHINGTON STATE RECORDER'S Cover Sheet

(RCW 65.04)

Grantee(s) (continued)

ALL UNKNOWN HEIRS AND DEVISEES OF DARLENE SODERBERG;

ALL UNKNOWN HEIRS AND DEVISEES OF ARNOLD E. SODERBERG

Legal description (continued)

PARCEL "A"

LOTS 13 AND 14, BLOCK 4, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON

EXCEPT THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID LOT 14.

PARCEL "B":

THE NORTH 3 FEET OF THE FOLLOWING DESCRIBED TRACT:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 14, BLOCK 4, "REPLAT OF THE JUNCTION ADDITION TO SEDRO" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON