



**201810040026**

10/04/2018 11:11 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**WHEN RECORDED RETURN TO:**

John W. Weil  
Tomasi Salyer Martin  
121 SW Morrison St, Suite 1850  
Portland, OR 97204

Land Title

# 167638 NOTICE OF PENDENCY OF ACTION

**Grantor(s):** David Rowland and Trudy Rowland

**Grantee:** VANDERBILT MORTGAGE AND FINANCE, INC. as attorney-in-fact and agent for THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK as successor to OAKWOOD ACCEPTANCE CORPORATION

**Abbreviated Legal Description:** (TITLE ELIMINATION) INC M/H 1999 OAKWOOD 60X27 S/N GWOR23N22183 BEGINNING ON THE N LINE NE1/4 781FT E OF NW CORNER THEREOF THENCE S 2-35 W 346.5FT THENCE W 225.55FT TO POINT OF BEGINNING THENCE S 5-49 E 296.07FT THENCE S 84-11 W 175FT MORE OR LESS TO NOOKACHAMPS CRK THENCE NW ALONG SAID CREEK 270FT MORE OR LESS THENCE E 120FT THENCE N 15FT THENCE E 89.5FT TO POINT OF BEGINNING

**Assessor's Property Tax Parcel or Account No.:** 340423-0-016-0001, P27616

**Situs Address:** 15046 Nookachamps Rd, Mount Vernon, WA 98273

Pursuant to R.C.W. 4.28.320, the undersigned states:

1. As plaintiff, Vanderbilt Mortgage and Finance, Inc, as attorney-in-fact and agent for The Bank of New York Mellon, f/k/a The Bank of New York, has filed an action in the Superior Court for Skagit County, State of Washington, Case No. 18-2-01048-29.

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2. The defendants are: David Rowland; Trudy Rowland; Patrick Beisler; Amber Beisler; Wilmington Savings Fund Society, FSBA, d/b/a Christiana Trust; CACH, LLC; Accounts Receivable, Inc.; Boeing Employees Credit Union; and Unknown Occupants.

3. The object of the action is: Complaint for Foreclosure of Trust Deed.

4. The full legal description of the real property to be affected/foreclosed is:

**PARCEL "A":**

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision a distance of 781 feet East of the Northwest corner thereof; thence South a distance of 346.5 feet; thence West a distance of 260 feet to the true point of beginning; thence South a distance of 280 feet; thence West a distance of 220 feet, more or less, to Nookachamps Creek; thence Northerly along said creek to the Southwest corner of a tract conveyed to Fred L. Schleusner, et ux, by deed recorded October 27, 1959, under Auditor's File No. 587207, records of Skagit County, Washington; thence East to the Southeast corner of said Schleusner Tract; thence North along the East line of said tract to a point that is due West of the true point of beginning; thence East to the true point of beginning;

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the North  $\frac{1}{4}$  corner of said Section 23; thence South 87 degrees 25' East along the North line of said Section 23 a distance of 781 feet; thence South 02 degrees 35'00" West at right angles to said subdivision line, being also noted as South in that certain Real Estate Contract dated May 20, 1970, between Theodore Richey, the Seller, and Wallace A. Wold, the Purchaser, as recorded under Auditor's File No. 739913, records of Skagit County, Washington, a distance of 346.50 feet; thence North 87 degrees 25' West noted as West in said Real Estate Contract a distance of 260.00 feet to the Northeast corner of said Wold Parcel; thence South 02 degrees 35'00" West along the East line of said Wold Parcel, which is noted as South in said Real Estate Contract a distance of 280.00 feet to the true point of beginning; thence North 02 degrees 35'00" East along the East line of said Wold Parcel a distance of 280.00 feet; thence South 87 degrees 25' East a distance of 34.45 feet; thence South 05 degrees 49'01" East a distance of 296.07 feet; thence South 84 degrees 11'22" West a distance of 170.00 feet, more or less, to Nookachamps Creek; thence Northerly along said Creek a distance of 40 feet, more or less, to the intersection with a line bearing North 87 degrees 25'00" West from the true point of beginning; thence South 87 degrees 25'00" East a distance of 100 feet, more or less, to the true point of beginning.

TOGETHER WITH an easement for road and utility purposes over and across the following described tract:

Beginning at a point 466 feet East of the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23; thence South a distance of 346.5 feet, more or less,

to the Southwest corner of a tract conveyed to Orville Garber and Isola Garber, husband and wife, by deed recorded October 21, 1969, under Auditor's File No. 586935, records of Skagit County, Washington; thence East along the South line of said Garber Tract a distance of 20 feet; thence North a distance of 346.5 feet, more or less, to a point on the North line of said subdivision that is 20 feet East of the point of beginning; thence West to the point of beginning; Situate in the County of Skagit, State of Washington.

DATED: October 2, 2018.

TOMASI SALYER MARTIN

By: 


John W. Weil, WSBA #14129  
Eleanor A. DuBay, WSBA #45828  
Of Attorneys for Plaintiff

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STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

The foregoing instrument was acknowledged before me on October 2, 2018 by Eleanor A. DuBay.



  
Notary Public – State of Oregon