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Condominium Law Group, PLLC
1833 N 105th Street, #201
Seattle, WA 98133

NOTICE OF LIS PENDENS

PERSON INDEBTED TO CLAIMANT (GRANTOR): NOEL MONTOYA AND LETISHA MONTOYA

CLAIMANT (GRANTEE): CASCADE RIVER COMMUNITY CLUB, INC.

ABBREVIATED LEGAL DESCRIPTION: LOT 193, CASCADE RIVER PARK NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

ASSESSOR'S PROPERTY TAX PARCEL NO.: P63746

IN THE SUPERIOR COURT FOR SKAGIT COUNTY, WASHINGTON

CASCADE RIVER COMMUNITY CLUB, INC.,
Washington Non-Profit Corporation,

NO. 26-2-00847-29

Plaintiff,

v.

NOEL MONTOYA and LETISHA MONTOYA,
spouses or domestic partners and the marital
community composed thereof,

Defendants.

NOTICE IS HEREBY GIVEN:

That Plaintiff has commenced an action in the above referenced court against above identified grantor/defendant(s) to enforce the terms of the Declaration. The lawsuit involves the above described property and collection of all fines, costs, and fees, including attorneys' fees which have been or may be assessed against the Unit, and which are a lien on the property. All persons acquiring any interest in the property will take constructive notice of plaintiff's claim and shall be bound by all proceedings in the captioned matter to the same extent as if they were a party. This concerns collection of a debt. Any information obtained will be used for that purpose. The attorney is acting as a debt collector.

DATED this 27th day of July, 2026

CASCADE RIVER COMMUNITY CLUB, INC.

A handwritten signature in black ink, appearing to be a stylized 'J' or 'L' with a flourish.

BY: _____

Fatema Burkey, WSBA #52477

Condominium Law Group, PLLC

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