

After Recording, Return to:
Winston Khan
Northwest Trustee Services, INC.
P.O. Box 997
Bellevue, WA 98009-0997



201112150054
Skagit County Auditor

12/15/2011 Page 1 of 4 1:21PM

File No.: 7021.10160
Grantors: Northwest Trustee Services, Inc.
Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP
Grantee: The Heirs and Devisees of Betty Darlene Fox, formerly Darlene B. Hicks, deceased
Ref to DOT Auditor File No.: 200509270201
Tax Parcel ID No.: 350618-0-021-0107 P41585
Abbreviated Legal: SECTION 18, TOWNSHIP 35, RANGE 6; PTN. GOV'T LOT 1

GUARDIAN NORTHWEST TITLE CO.

100637

Notice of Trustee's Sale

Pursuant to the Revised Code of Washington 61.24, et seq.

I.

On **March 16, 2012**, at 10:00 a.m. inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, the undersigned Trustee (subject to any conditions imposed by the Trustee) will sell at public auction to the highest and best bidder, payable at time of sale, the following described real property "Property", situated in the County(ies) of Skagit, State of Washington:

PARCEL "A": That portion of Government Lot 1 in Section 18, Township 35 North, Range 6 East, W.M. described as follows: Beginning at the Southwest corner of that certain tract conveyed to Gertie Chambers by deed dated October 5, 1951, and recorded October 25, 1951, under Auditor's File No. 467390, records of Skagit County, Washington; Thence South along East right of way line of Country road 417.42 feet; Thence East 208.71 feet, more or less, to the center of that certain creek running through said Government Lot 1; Thence Northerly 417.42 feet, more or less, to a point East of the Point of beginning; Thence Westerly 208.71 feet, more or less, to the point of beginning, EXCEPT those portions thereof conveyed to Skagit County by deeds dated April 30, 1910 and April 19, 1954, and recorded under Auditor's File Nos. 79202 and 500630, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington. PARCEL "B": That portion of Government Lot 1 in Section 18, Township 35 North, Range 6 East, W.M. described as follows: Beginning at the Southwest corner of that certain tract conveyed to Gertie Chambers by deed dated October 5, 1951, and recorded October 25, 1951, under Auditor's File No. 467390, records of Skagit County, Washington; Thence South along the East right of way line of County road 417.42 feet to the true point of beginning; Thence South along the East right of way line of County road 150 feet; Thence Easterly 134 feet to a point that is 184 feet South of the South line of that certain tract owned by Kyle Watts and Carmen Watts; thence Northerly 184 feet to a point 135 feet East of the point of beginning; Thence 135 feet West to the point of beginning, EXCEPT those portions thereof conveyed to Skagit County by deeds dated April 30, 1910 and April 19, 1954, and recorded under Auditor's File Nos. 79202 and 500630, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Commonly known as: 8097 Nicholson Road
Sedro Woolley, WA 98284-0000

which is subject to that certain Deed of Trust dated 09/15/05, recorded on 09/27/05, under Auditor's File No. 200509270201, records of Skagit County, Washington, from Betty Darlene Fox, Formerly Darlene B. Hicks, as her separate property, as Grantor, to Land Title Company of Skagit County, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Homecomings Financial Network, Inc., as Beneficiary, the beneficial

interest in which was assigned by Mortgage Electronic Registration Systems, Inc. solely as nominee for Homecomings Financial Network, Inc., to Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, under an Assignment/Successive Assignments recorded under Auditor's File No. 201104120139.

*The Tax Parcel ID number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the Obligation in any Court by reason of the Grantor's or Borrower's default on the Obligation.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

	Amount due to reinstate by 12/14/2011
Monthly Payments	\$23,340.69
Late Charges	\$1,123.72
Lender's Fees & Costs	\$3,665.04
Total Arrearage	\$28,129.45
Trustee's Expenses (Itemization)	
Trustee's Fee	\$675.00
Title Report	\$568.00
Statutory Mailings	\$24.40
Recording Costs	\$14.00
Postings	\$70.00
Total Costs	\$1,351.40
Total Amount Due:	\$29,480.85

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$109,042.76, together with interest as provided in the note or other instrument evidencing the Obligation from 09/01/09, and such other costs and fees as are due under the Obligation, and as are provided by statute.

V.

The Property will be sold to satisfy the expense of sale and the Obligation as provided by statute. The sale will be made without representation or warranty, express or implied regarding title, possession, encumbrances or condition of the Property on March 16, 2012. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by 03/05/12 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the close of the Trustee's business on 03/05/12 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, advances, costs and fees thereafter due, is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after 03/05/12 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor or the holder of any recorded junior lien or encumbrance paying the entire balance of principal and interest secured by the



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Deed of Trust, plus costs, fees, and advances, if any made pursuant to the terms of the obligation and/or Deed of Trust.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es):

NAME AND ADDRESS

Estate of Betty Darlene Fox aka Darlene B. Hicks
8097 Nicholson Road
Sedro Woolley, WA 98284

Thomas Jenkins, Personal Representative
c/o E.P. Hackenberg, Attorney for Estate
1003 Cleveland Avenue Suite A
Mount Vernon, WA 98273-4252

Estate of Betty Darlene Fox aka Darlene B. Hicks
c/o Thomas Jenkins, Personal Representative
8097 Nicholson Road
Sedro Woolley, WA 98284

The Heirs and Devisees of
Betty Darlene Fox aka Darlene B. Hicks, Deceased
8097 Nicholson Road
Sedro Wolley, WA 98284

Unknown Spouse and/or Domestic Partner
of Betty Darlene Fox aka Darlene B. Hicks, Deceased
8097 Nicholson Road
Sedro Woolley, WA 98284-0000

by both first class and either certified mail, return receipt requested on 09/20/11, proof of which is in the possession of the Trustee; and on 09/20/11 Grantor and Borrower were personally served with said written notice of default or the written notice of default was posted on a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII.

The Trustee, whose name and address are set forth below, will provide in writing to anyone requesting it a statement of all foreclosure costs and trustee's fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their right, title and interest in the Property.

IX.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X.

NOTICE TO OCCUPANTS OR TENANTS - The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.



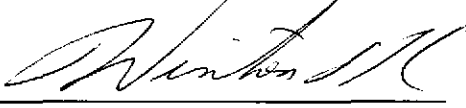
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The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com.

EFFECTIVE: 12/14/2011

Northwest Trustee Services, Inc., Trustee

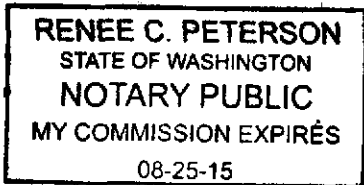
By 


Authorized Signature
P.O. BOX 997
Bellevue, WA 98009-0997
Contact: Winston Khan
(425) 586-1900

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Winston Khan is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12.14.2011




NOTARY PUBLIC in and for the State of
Washington, residing at King
My commission expires 8.25.15

NORTHWEST TRUSTEE SERVICES, INC., SUCCESSOR BY MERGER TO NORTHWEST TRUSTEE SERVICES PLLC FKA NORTHWEST TRUSTEE SERVICES, LLC, P.O. BOX 997, BELLEVUE, WA 98009-0997 PHONE (425) 586-1900 FAX (425) 586-1997

File No: 7021.10160
Client: Bank of America, N.A.
Borrower: FOX, BETTY (Estate of)

SERVING WA, OR, ID, CA, NV, AZ, MT HI

This is an attempt to collect a debt and any information obtained will be used for that purpose.

