


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

LAND TITLE OF SKAGIT COUNTY

144982-F

  
201303120119  
Skagit County Auditor  
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File No.: 7023.104143  
Grantors: Northwest Trustee Services, Inc.  
Wells Fargo Bank, N.A.  
Grantee: Phillip E. Dittmore, as his separate property, and the heirs and devisees of Moira M. Dittmore, deceased  
Ref to DOT Auditor File No.: 201001290053  
Tax Parcel ID No.: 340421-0-029-0200 /P100475  
Abbreviated Legal: P100475 Lot 13, MSVP #MV13-90. Skagit County, Washington.

**Notice of Trustee's Sale**

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

I.

On **June 14, 2013**, 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:

Lot 13 of City of Mount Vernon Short Plat No. MV-13-90, approved July 26, 1990, and recorded August 6, 1990, in Volume 9 of Short Plats, Page 250, under Auditor's file No. 9008060022, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 34 North, Range 4 East of the W.M.

Situated in Skagit County, Washington

Commonly known as: 416 South 29th Place  
Mount Vernon, WA 98274

which is subject to that certain Deed of Trust dated 01/25/10, recorded on 01/29/10, under Auditor's File No. 201001290053, records of Skagit County, Washington, from Phillip E Dittmore and Moira M Dittmore, husband and wife, as Grantor, to Northwest Trustee Services, LLC, as Trustee, to secure an obligation "Obligation" in favor of Wells Fargo Bank, N.A., as Beneficiary, the beneficial interest in which was assigned by to , under an Assignment/Successive Assignments recorded under Auditor's File No. .

\*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 secured by the Deed of Trust.

### III.

The Beneficiary alleges default of the Note and Deed of Trust pursuant to paragraph 9 (a)(i): "A borrower dies and the property is not the principal residence of at least one surviving borrower."

Amount due to satisfy by  
03/11/2013

Unpaid principal balance	\$195,782.07
Due in full (maturity date 04/11/2012)	
Interest	\$1,073.30
Mortgage Insurance Premium	\$97.75
Lender's Fees & Costs	\$2,501.00
Total Arrearage	\$199,454.12
Trustee's Expenses (Itemization)	
Trustee's Fee	\$375.00
Title Report	\$0.00
Statutory Mailings	\$52.70
Recording Costs	\$14.00
Postings	\$70.00
Sale Costs	\$0.00
Total Costs	<u>\$511.70</u>
Total Amount Due:	\$199,965.82

Other known defaults as follows:

### IV.

The sum owing on the Obligation is: Principal Balance of \$195,782.07, together with interest as provided in the note or other instrument evidencing the Obligation from 03/11/12, 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 June 14, 2013. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured before the sale date, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time 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 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 Deed of Trust, plus costs, fees, and advances, if any made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

### VI.

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



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NAME AND ADDRESS

Phillip E. Dittmore  
416 South 29th Place  
Mount Vernon, WA 98274

Phillip E. Dittmore  
c/o Patricia McCarty  
1531 Gamay Street  
Santa Rosa, CA 95403

Phillip E. Dittmore  
1907 201st Place Southeast, Apt. 206  
Bothell, WA 98012

The heirs and devisees of  
Moirra M. Dittmore  
426 South 29th Place  
Mount Vernon, WA 98274

The heirs and devisees of  
Moirra M. Dittmore  
416 South 29th Place  
Mount Vernon, WA 98274

Moirra M. Dittmore  
416 South 29th Place  
Mount Vernon, WA 98274

Moirra M. Dittmore  
c/o Patricia McCarty  
1531 Gamay Street  
Santa Rosa, CA 95403

Moirra M. Dittmore  
1907 201st Place Southeast, Apt. 206  
Bothell, WA 98012

Unknown Spouse and/or Domestic Partner  
Phillip E. Dittmore  
426 South 29th Place  
Mount Vernon, WA 98274

Unknown Spouse and/or Domestic Partner  
Phillip E. Dittmore  
416 South 29th Place  
Mount Vernon, WA 98274

by both first class and certified mail, return receipt requested on 02/01/13, proof of which is in the possession of the Trustee; and on 02/02/13 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 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 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 20<sup>th</sup> 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 20<sup>th</sup> 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.



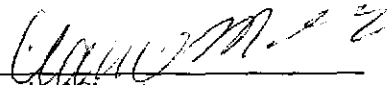
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The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and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

EFFECTIVE: 03/11/2013

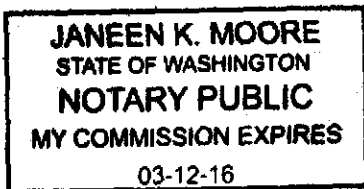
Northwest Trustee Services, Inc., Trustee


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

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Claire M Swazey is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) 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: 3/11/13



  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My commission expires 3/12/16

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: 7023.104143

Client: Wells Fargo Bank, N.A.

Borrower: Dittmore, Phillip E. and Moira M.

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.



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