



201307030062

RECORDING REQUESTED BY:

Skagit County Auditor

\$73.00

7/3/2013 Page

1 of

2 12:20PM

WHEN RECORDED MAIL DEED AND TAX STATEMENT TO:

The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1 c/o Caliber Home Loans, Inc. FKA Vericrest Financial, Inc. 13801 Wireless Way Oklahoma City, OK 73134

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

20132585

JUL 03 2013

Amount Paid \$ Skagit Co. Treasurer By Deputy

Trustee Sale No: WA08000106-12-1

APN 4566-000-027-0006

Title Order No.: 6708307

FIRST AM 2/73

TRUSTEE'S DEED UPON SALE

THE GRANTOR, MTC FINANCIAL INC. dba TRUSTEE CORPS, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

ALL THAT PARCEL OF LAND IN CITY OF, SKAGIT COUNTY, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN DEED DOC #200408040080, ID# P100626, BEING KNOWN AND DESIGNATED AS LOT 27, LITTLE MOUNTIAN ADD, FILED IN PLAT BOOK 15, PAGE 1-5, METES AND BOUNDS PROPERTY.

APN: 4566-000-027-0006

RECITALS:

- 1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated December 20, 2006, executed by PASCUAL GONZALEZ, AS HIS SEPARATE PROPERTY, as Grantor, to TRANSNATION TITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as original Beneficiary recorded on January 9, 2007, as Instrument No. 200701090041, of official records in the Office of the County Auditor of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one Promissory Note in the sum of \$120,000.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, a "Notice of Trustee's Sale" of said property recorded on February 28, 2013 as Auditor's File No. 201302280093 in the Office of the Auditor of Skagit County, Washington.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA 98273, a public place, on 06/28/2013 at 10:00 AM, and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.

8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on 06/28/2013, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$140,533.00, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Dated: 06/28/2013

TRUSTEE CORPS

[Handwritten Signature]

By: Joseph Barragan, Authorized Signatory

State of CALIFORNIA
County of ORANGE

On June 28, 2013 before me, David Miller, a Notary Public, personally appeared Joseph Barragan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]
Notary Public in and for said County and State

