

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
11000 Olson Drive Ste 101
Rancho Cordova, CA 95670



Skagit County Auditor \$75.00
2/21/2014 Page 1 of 4 1:58PM

TS No: 12-03147-3
Loan No: 7141041827
APN: P37746

NOTICE OF TRUSTEE'S SALE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24 ET. SEQ.

I. NOTICE IS HEREBY GIVEN that on **June 27, 2014, 10:00 AM**, at the main entrance to the **Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA**, Fidelity National Title Insurance Company, the undersigned Trustee will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashiers' check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Skagit, State of Washington, to-wit:

ABBREVIATED LEGAL DESCRIPTION IN COMPLIANCE WITH THE REQUIREMENTS OF RCW 64.04:
PTN NE SW 27-35-4

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

which is subject to that certain Deed of Trust dated June 15, 2005, recorded on June 15, 2005, as Instrument No. 200506150071 of Official Records in the Office of the County Recorder of Skagit County, WA from JOCELYN JOHNSON AND ROBERT E. JOHNSON, WIFE AND HUSBAND AS JOINT TENANTS as the original Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, as the original Trustee, to secure an obligation in favor of H&R BLOCK MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as the original Beneficiary. The current Beneficiary is: Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT4, Asset-Backed Certificates, Series 2006-OPT4, (the "Beneficiary").

More commonly known as **10614 COLLINS ROAD, SEDRO WOOLLEY, WA**

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 Borrowers' or Grantor's default on the obligation secured by the Deed of Trust/Mortgage.

III. The default(s) for which this foreclosure is made is/are as follows: failed to pay payments which became due; together with late charges due; together with other fees and expenses incurred by the Beneficiary. The total amount of payments due is: \$59,049.97; the total amount of late charges due is \$581.12; the total amount of advances made is/are \$18,269.68.

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$319,300.96, together with interest as provided in the note or other instrument secured from July 1, 2012, and such other costs and fees as are provided by statute.

V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on June 27, 2014. The defaults referred to in Paragraph III must be cured by June 16, 2014, (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 June 16, 2014 (11 days before the sale) the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after June 16, 2014 (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 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):

16306 29TH DR SE, MILL CREEK, WA 98012

10614 COLLINS ROAD, SEDRO WOOLLEY, WA 98284-8724

P.O. BOX 2922, EVERETT, WA 98213

1063 COLLINS RD, SEDRO WOOLLEY, WA 98284

by both first class and certified mail on May 22, 2013, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in 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 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 above described property.

IX. Anyone having any objections to this 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.

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 the Unlawful Detainer Act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060;

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.

You have only 20 DAYS from the recording date on this notice to pursue mediation.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE



Skagit County Auditor

\$75.00

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1:58PM

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

The statewide foreclosure hotline for assistance and referral to housing counselors recommended by:

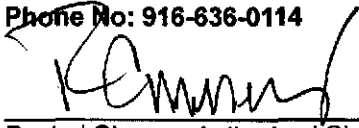
The Housing Finance Commission:
Telephone: 1-877-894-HOME (4663);
Website: www.dfi.wa.gov/consumers/homeownership/foreclosure_help.htm

The United States Department of Housing and Urban Development
Telephone: 888-995-HOPE (4673)
Website: <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=WA>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys.
Telephone: 1-800-606-4819
Website: www.ocla.wa.gov

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.priorityposting.com
AUTOMATED SALES INFORMATION PLEASE CALL 714-573-1965**

DATED: February 11, 2014

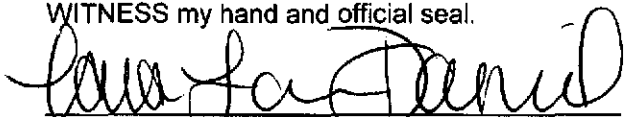
FIDELITY NATIONAL TITLE INSURANCE COMPANY, Trustee 11000 Olson Drive Ste 101 Rancho Cordova, CA 95670 Phone No: 916-636-0114  <hr/> Rachel Cissney, Authorized Signature	ADDRESS FOR PROCESS SERVICE: Fidelity National Title Insurance Company c/o Chicago Title Ins. Attn: Trustee Services Dept 701 Fifth Ave, Suite 2300 Seattle, WA 98104 Local Phone: 206-628-5666 Reference: FNTIC CA TS#: 12-03147-3 Further Contact (GAL): Rachel Cissney 916-636-0114
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STATE OF CALIFORNIA }
COUNTY OF Sacramento }

On Feb 19, 2014, before me, Tara Louise Daniel Notary Public, personally appeared Rachel Cissney 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.


Tara Louise Daniel # 2030387
My Commission Expires June 22, 2017

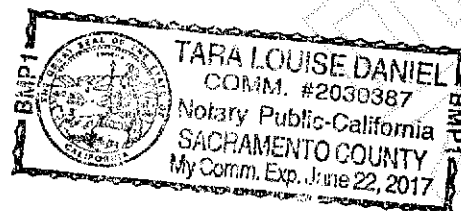


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A" OF THAT CERTAIN SURVEY RECORDED JUNE 27, 2001, UNDER AUDITOR'S FILE NO. 200106270086, RECORDS OF SKAGIT COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AND NORTH OF THE FOLLOWING DESCRIBED LINE:

**BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27;
THENCE SOUTH 00°46`01" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SAID SECTION 27, A DISTANCE OF 306.36 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILWAY;
THENCE CONTINUING SOUTH 00°46`01" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 363.52 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION;
THENCE NORTH 89°40`37" WEST, A DISTANCE OF 663.39 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILWAY WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27 AND THE TERMINAL POINT OF THIS LINE DESCRIPTION.**

EXCEPT COUNTY ROAD RIGHT-OF-WAY KNOWN AS COLLINS ROAD ALONG THE EAST LINE.

ALSO EXCEPT COUNTY ROAD RIGHT-OF-WAY CONVEYED BY DEED DATED DECEMBER 20, 2001, UNDER AUDITOR'S FILE NO. 200202190177.

TOGETHER WITH AN EASEMENT FOR A DRIVEWAY USED IN COMMON WITH THE PROPERTY ADJACENT TO AND SOUTH OF THE HEREINABOVE DESCRIBED PROPERTY, THE LOCATION OF WHICH IS DESCRIBED AS;

**BEGINNING AT THE INITIAL POINT OF THE HEREINABOVE DESCRIBED LINE;
THENCE NORTH 89°40`37" WEST, A DISTANCE OF 20 FEET TO THE WEST LINE OF THE COUNTY ROAD AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION;
THENCE NORTH 89°40`37" WEST, A DISTANCE OF 130 FEET;
THENCE SOUTH 50°23`03" EAST, A DISTANCE OF 18.95 FEET TO A POINT THAT IS 12 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE HEREINABOVE DESCRIBED PROPERTY;
THENCE SOUTH 89°40`37" EAST, A DISTANCE OF 115.24 FEET TO THE WEST LINE OF COUNTY ROAD;
THENCE NORTH 00°46`01" EAST A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

