



201404210121

Skagit County Auditor

\$74.00

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1:36PM

AFTER RECORDING RETURN TO:

Nationstar Mortgage LLC
Attn: Foreclosure Department
350 Highland Drive
Lewisville, TX 75067

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 1284

APR 21 2014

Amount Paid \$
Skagit Co. Treasurer
By *MG* Deputy

Cavazos, Jesus and Maria Soledad, 3067.1284531

769463
1ST AM 3

TRUSTEE'S DEED

The GRANTOR, Bishop, Marshall & Weibel, P.S. formerly known as Bishop, White, Marshall & Weibel, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **Federal Home Loan Mortgage Corporation, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): P83202/4476-000-001-0006

Abbreviated Legal: Lot 1, Thunderbird East 4th Add.

LOT 1, "THUNDERBIRD EAST FOURTH ADDITION," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 10 AND 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 between Jesus Cavazos, and Maria Soledad Cavazos, Husband and Wife, as Grantor, to LS Title of Washington as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Countrywide Bank, FSB and its successors and assigns. as Beneficiary, dated October 23, 2007

TRUSTEE'S DEED - 1

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recorded on October 31, 2007 as No. 200710310062. Said Deed of Trust was modified on March 3, 2010.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Countrywide Bank, FSB and its successors and assigns. 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 made 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. Nationstar Mortgage LLC being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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, executed and on December 2, 2013 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201312020112.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on April 4, 2014 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 ninety (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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 with this Notice, which was transmitted or served to or upon the Grantor or his successor-in-interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

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