

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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



201411120078

Skagit County Auditor

\$74.00

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TS No: 13-00752-16

Loan No: 7145494501

APN: P122359 and 3867-000-035-4600

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

I. NOTICE IS HEREBY GIVEN that on **March 20, 2015, 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:

Lot 5, amended city of Burlington short plat no. 3-04, recorded July 8, 2005, under Auditor's File No. 200507080009, records of Skagit County, Washington; being a portion of Tract 35, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington
Situated in Skagit County, Washington

which is subject to that certain Deed of Trust dated March 14, 2006, recorded on March 15, 2006, as Instrument No. 200603150142 of Official Records in the Office of the County Recorder of Skagit County, WA from STEWART L. SCHMIDT AND CAROL E. POWERS, HUSBAND AND WIFE as the original Grantor(s), to CHICAGO TITLE, as the original Trustee, to secure an obligation in favor of Ameriquest Mortgage Company, as the original Beneficiary, the beneficial interest in which was assigned to U.S. Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-HE2, (the "Beneficiary"), under an Assignment recorded under Auditor's File No. 200902170161, on February 17, 2009 in Skagit County, WA.

More commonly known as 1820 Barnum Lane, Burlington, 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: \$56,496.76; the total amount of late charges due is \$108.51; the total amount of advances made is/are \$1,392.49.

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$249,764.23, together with interest as provided in the note or other instrument secured from April 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 March 20, 2015. The defaults referred to in Paragraph III must be cured by March 9, 2015, (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 March 9, 2015 (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 March 9, 2015 (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):

1820 Barnum Lane
Burlington, WA 98233

7154 289th PI NW
Stanwood, WA 98292-8408

854 South Pine Street
Burlington, WA 98233

by both first class and certified mail on August 1, 2014, 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;



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

DATED: October 28, 2014

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

Phone No: 916-636-0114


John Catching, 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#: 13-00752-16
Further Contact (GAL): John Catching
916-636-0114

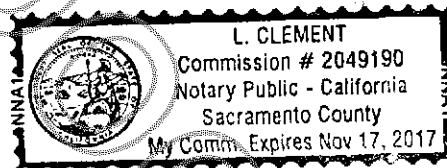
STATE OF CALIFORNIA
COUNTY OF Sacramento

On 11/6/2014, before me, L. Clement Notary Public, personally appeared John Catching 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.


L. Clement # 2049190
My Commission Expires November 17, 2017



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