


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


201501200199
Skagit County Auditor **\$75.00**
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File No.: 7023.112369
Grantors: Northwest Trustee Services, Inc.
Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., a California corporation
Grantee: The Heirs and/or Devises of Marjorie Lee Rainey, deceased
Ref to DOT Auditor File No.: 200308290208
Tax Parcel ID No.: P57794/3800-018-010-0006
Abbreviated Legal: E/2 LOT 8 ALL LOTS 9 & 10 BLOCK: 18 KELLOGG & FORD'S ADD TO ANACORTES; SKAGIT CO., WA

Notice of Trustee's Sale

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

I.

On **April 24, 2015**, at 10:00 AM 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:

E ½ of Lot 8, Lots 9 and 10, Block 18, "Kellog and Ford's Addition to Anacortes" as per Plat recorded in Volume 1, Page 41

Commonly known as: 2301 33rd Street
Anacortes, WA 98221

which is subject to that certain Deed of Trust dated 08/20/03, recorded on 08/29/03, under Auditor's File No. 200308290208, records of SKAGIT County, Washington, from Marjorie Lee Rainey, as her separate estate, as Grantor, to H & L Services, Inc., as Trustee, to secure an obligation "Obligation" in favor of Wells Fargo Home Mortgage, Inc., a California corporation, as Beneficiary.

*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 as of
01/19/2015

Unpaid Principal Balance	\$145,342.56
Interest	\$143.67
Lender's Fees & Costs	\$1,022.00
Trustee's Expenses (Itemization)	
Trustee's Fee	\$750.00
Title Report	\$754.08
Statutory Mailings	\$22.44
Recording Costs	\$16.00
Postings	\$80.00
Total Costs	<u>\$1,622.52</u>
Total Amount Due:	\$148,130.75

IV.

The sum owing on the Obligation is: Principal Balance of \$145,342.56, together with interest as provided in the note or other instrument evidencing the Obligation from 07/02/14, 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 4/24/2015. The default(s) referred to in paragraph III, together with any subsequent payments, late charges, advances costs and fees thereafter due, must be cured by before the sale, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the sale, the default(s) as set forth in paragraph III, together with accruing interest, 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 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.



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VI.

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

NAME AND ADDRESS

The Heirs and Devisees of The
Estate of Marjorie Lee Rainey
2301 33rd Street
Anacortes, WA 98221

Unknown Spouse and/or Domestic
Partner of Marjorie Lee Rainey
2301 33rd Street
Anacortes, WA 98221

Katherine Doughty, Executor of The
Estate of Marjorie Lee Rainey
3507 West 5th Street
Anacortes, WA 98221

Katherine Doughty, Executor of The
Estate of Marjorie Lee Rainey
2301 33rd Street
Anacortes, WA 98221

by both first class and certified mail, return receipt requested on 12/17/14, proof of which is in the possession of the Trustee; and on 12/17/14 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 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 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 and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com.

EFFECTIVE: 01/19/2015

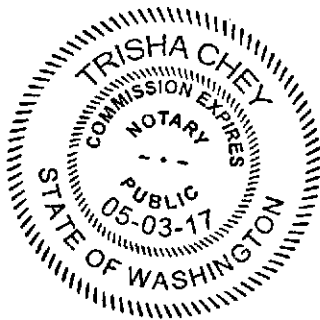
Date Executed: 1/19/15
Northwest Trustee Services, Inc., Trustee

By [Signature]
Authorized Signature
13555 SE 36TH ST. SUITE 100
BELLEVUE, WA 98006
Contact: Neang Avila
(425) 586-1900

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Neang Avila 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: January 19, 2015



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue
My commission expires 05/03/2017

NORTHWEST TRUSTEE SERVICES, INC., 13555 SE 36TH ST. SUITE 100, BELLEVUE, WA 98006
PHONE (425) 586-1900 FAX (425) 586-1997
File No: 7023.112369
Borrower: RAINEY, MARJORIE LEE

SERVING WA, OR, ID, CA, NV, AZ, MT

This is an attempt to collect a debt and any information obtained will be used for that purpose.



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