

RECORDING REQUESTED BY:



201504270160

Skagit County Auditor

\$73.00

4/27/2015 Page

1 of

2 2:30PM

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

The Bank of New York Mellon FKA The Bank of New York,
Trustee for the benefit of the Certificateholders of CWABS,
Inc. Asset-Backed Certificates, Series 2004-12
c/o GREEN TREE SERVICING LLC
7360 S. KYRENE ROAD
MAIL STOP T111
TEMPE, AZ 85283

TS No: WA08001045-14-1

APN 350718-0-014-0006

TO No.: 8440835

TRUSTEE'S DEED UPON SALE

1ST AM

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 FKA The Bank of New York, Trustee for the benefit of the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2004-12**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

TRACT "B" SHORT PLAT NO. 81-76, APPROVED JANUARY 7, 1977, RECORDED JANUARY 10, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 15 UNDER AUDITOR'S FILE NO. 848996 AND BEING A PORTION OF GOVERNMENT LOT 6, SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

APN: 350718-0-014-0006

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 October 26, 2004, executed by MARLISE A DORSEY AND TERRY S DORSEY, WIFE AND HUSBAND, as Grantor, to LANDSAFE TITLE OF WASHINGTON, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FULL SPECTRUM LENDING, INC., Beneficiary of the security instrument, its successors and assigns, recorded on November 1, 2004, as Instrument No. 200411010109, 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 \$134,400.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for FULL SPECTRUM LENDING, INC., as original Beneficiary 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151383
APR 27 2015

Amount Paid \$0
Skagit Co. Treasurer
By *mam* Deputy

5. The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2004-12, 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 December 15, 2014 as Auditor's File No. 201412150166 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 main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA, a public place, on April 17, 2015 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 April 17, 2015, 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 \$124,855.71, 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: April 23, 2015

MTC Financial Inc. dba Trustee Corps, as Duly Appointed
Successor Trustee

Athena Vaughn
By: Athena Vaughn, Authorized Signatory

STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that ATHENA VAUGHN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **Authorized Signatory for MTC Financial Inc. DBA Trustee Corps** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-23-2015

Kyle Putman
Notary Public in and for the State of Washington

Residing at King County

My Commission expires 02/15/2019

