

UNOFFICIAL  
AFTER RECORDING RETURN TO:  
Weinstein & Riley, P.S.  
2001 Western Avenue Suite 400  
Seattle, WA 98121



201505180123

Skagit County Auditor

\$77.00

5/18/2015 Page

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6 10:59AM

Ref: Artis, Alan W. and Rita L., 2015-0011666/1452.1506841  
Reference Number(s) of Documents assigned or released: 200705010006  
Document Title: NOTICE OF TRUSTEE'S SALE  
Grantor: Weinstein & Riley, P.S.  
Grantee: Alan W Artis and Rita L Artis, Husband and Wife  
Abbreviated Legal Description as Follows: LOTS 6-9, BLOCK 9, PLAT OF CLEAR LAKE  
Assessor's Property Tax Parcel/Account Number(s): 41380090090009

**WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

#### NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that the undersigned Weinstein & Riley, P.S. will on September 11, 2015 at 10:00 am at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon located at Skagit County, State of Washington, sell at public auction to the highest bidder, payable at the time of sale, the following described real property, situated in Skagit County, State of Washington, to-wit;

LOTS 6,7,8 AND 9, BLOCK 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO, THAT PORTION OF LOT 10, BLOCK 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 7°17' EAST, 2.0 FEET; THENCE NORTH 89°40' EAST, 77.69 FEET TO THE EAST LINE OF SAID LOT 10; THENCE SOUTH 3°22' EAST, 15.87 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 80°21' WEST, 80.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF VACATED FRONT STREET ADJOINING THE ABOVE DESCRIBED PARCELS, WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

which is subject to that certain Deed of Trust dated April 27, 2007, recorded May 1, 2007, under Auditor's File No. 200705010006 records of Skagit County, Washington, from Alan W Artis and Rita L Artis, Husband and Wife, as Grantor, to Washington Services, Inc., a Washington Corporation, as Trustee, to secure an obligation in favor of Washington Federal formally known as Washington Federal Savings as Beneficiary. The sale will be made without any warranty concerning the title to, or the condition of the property.

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 default on the obligation secured by the Deed of Trust.

III

The default(s) for which this foreclosure is made is/are as follows:

- i) Failure to pay the following amounts, now in arrears:

Amount due to reinstate by May 13, 2015

**Delinquent Monthly Payments Due from**  
9/1/2014 through 5/1/2015:  
9 payment(s) at \$3,210.00

**Total:**

\$28,890.00

**Late Charges:**

8 late charge(s) at \$ 136.75  
for each monthly payment not made within  
days of its due date

**Total Late Charges:**

\$1,094.00

Return Item Fee

\$ 20.00

Property Inspection

\$ 25.00

**TOTAL DEFAULT**

**\$30,029.00**

IV

The sum owing on the obligation secured by the Deed of Trust is: \$402,165.99, together with interest from August 1, 2014 as provided in the note or other instrument, and such other costs and fees as are due under the note or other instrument secured, and 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. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on September 11, 2015. The payments, late charges, or other defaults must be cured by August 31, 2015 (11 days before the sale

Notice of Trustee's Sale - 2

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date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before August 31, 2015 (11 days before the sale date) the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, or other defaults, is/are cured and the Trustee's fees and costs are paid. Payment must be with cashier's or certified checks from a State or federally chartered bank. The sale may be terminated any time after August 31, 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):

See 'Mailing List' attached hereto and incorporated herein by this reference.

by both first class and certified mail on April 10, 2015, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on April 10, 2015, 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 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 objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objection 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 20<sup>th</sup> 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 20<sup>th</sup> 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.

UNRECORDED  
If the Trustee's Sale is set aside for any reason, the submitted bid will be forthwith returned without interest and the bidder will have no right to purchase the property. Recovery of the bid amount without interest constitutes the limit of the bidder's recourse against the Trustee and/or the Beneficiary.

## XI

NOTICE TO ALL PERSONS AND PARTIES WHO ARE GUARANTORS OF THE OBLIGATIONS SECURED BY THIS DEED OF TRUST: (1) The Guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the Trustee's Sale is less than the debt secured by the Deed of Trust; (2) The Guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The Guarantor will have no right to redeem the property after the Trustee's Sale; (4) Subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustee's Sale, or the last Trustee's Sale under any deed of trust granted to secure the same debt; and (5) In any action for a deficiency, the Guarantor will have the right to establish the fair value of the property as of the date of the Trustee's Sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the Trustee's Sale, plus interest and costs.

## XII

### NOTICE

**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

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: (1-877-894-4663)

Website: <http://www.wshfc.org/buyers/counseling.htm>

The United States Department of Housing and Urban Development:

Telephone: (1-800-569-4287)

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Website:

<http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>

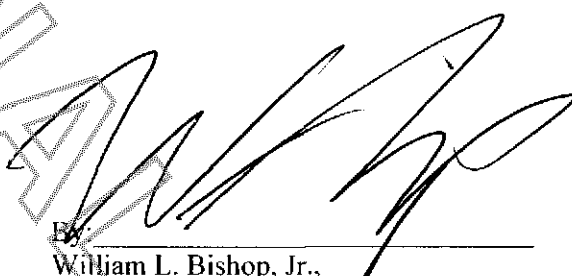
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys:

Telephone: (1-800-606-4819)

Website: <http://nwjustice.org/what-clear>

DATED: May 11, 2015

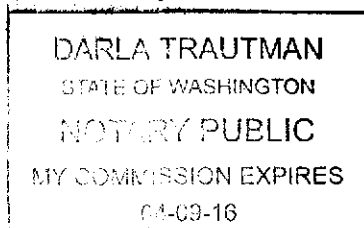
WEINSTEIN & RILEY, P.S.  
Successor Trustee

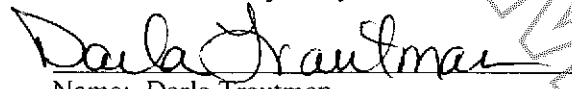
By:   
William L. Bishop, Jr.,  
2001 Western Avenue Suite 400  
Seattle, WA 98121  
206-269-3490

State of Washington     )  
                                      ) ss.  
County of King            )

On this 11 day of May, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., to me known to be an Officer of Weinstein & Riley, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



  
Name: Darla Trautman  
NOTARY PUBLIC in and for the State of Washington at  
King County  
My Appt. Exp: April 9, 2016

**'Mailing List'**

Alan W. Artis  
12951 S Front St  
Clear Lake, WA 98235

Alan W. Artis  
12951 S Front St  
Mount Vernon, WA 98273

Rita L. Artis  
12951 S Front St  
Clear Lake, WA 98235

Rita L. Artis  
12951 S Front St  
Mount Vernon, WA 98273