

WHEN RECORDED MAIL TO:
Old Republic Default Management Service:
500 City Parkway West, Suite 200
Orange, California 92868
Phone: (714) 385-3500



201505200064

Skagit County Auditor \$77.00
5/20/2015 Page 1 of 6 2:43PM

Trustee Sale # 14-53457
Title # 02-14049278

SPACE ABOVE THIS LINE FOR RECORDERS USE

Land Title and Escrow

150789

Notice of Trustee's Sale

ADAM R. WAHL AND SARAH A. WAHL, HUSBAND AND WIFE, as Grantor(s), to LS TITLE OF WASHINGTON, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary under that Trust Deed dated 5/24/2007, recorded 5/25/2007, under Skagit County, Washington Auditor's File No. 200705250243

Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, P.O. Box 250, Orange, CA 92856-6250, as Trustee

PTN SW 1/4 NE 1/4 1-35-4E W.M (AKA TR B, SP #53-72)

APN: ~~3504-011-002-0414~~

P35487

Trustee Sale # 14-53457 Loan # 7600029867 Title # 02-14049278 APN: #: 3504-011-002-0414

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

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-HOME(1-877-894-4663) Web site:
http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm

The United States Department of Housing and Urban Development

Telephone: 1-800-569-4287 Web site:
<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dc>

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

Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear>

1.

NOTICE IS HEREBY GIVEN that the undersigned, **Old Republic National Title Insurance Company, 2201 6th Avenue, Suite 1110, Seattle, WA 98121**, Trustee will on **10/2/2015 at 10:00 AM At the main entrance of the Superior Courthouse, 205W. Kincaid Street, Mt. Vernon, Washington**

sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's 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:

PTN SW 1/4 NE 1/4 1-35-4E W.M (AKA TR B, SP #53-72)

Commonly known as:
6310 GOODHEW RD
SEDRO WOOLLEY, WA 98284

APN: 3504-011-002-0414

which is subject to that certain Deed of Trust dated 5/24/2007, recorded 5/25/2007, under Auditor's File No. 200705250243, in Book --, Page -- And Modified by Loan Modification Recorded on 07/11/2013 as Instrument No. 201307110071 records of Skagit County, Washington, from ADAM R. WAHL AND SARAH A. WAHL, HUSBAND AND WIFE, as Grantor(s), to LS TITLE OF WASHINGTON, as Trustee, to secure an

obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary, the beneficial interest in which was assigned to Rushmore Loan Management Services, LLC, records of Skagit County, Washington.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's 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:

PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>AMOUNT</u>	<u>TOTAL</u>
4/1/2010	6/8/2015	63	\$1,915.70	\$120,689.10

ESTIMATED FORECLOSURE FEES AND COSTS

<u>DESCRIPTION</u>	<u>TOTAL</u>
Conducting /Cancellation Sale Fee	\$50.00
Mailing Service Fee	\$96.64
NOD Service Fee	\$50.00
Posting of Notice of Sale	\$50.00
Publication of Notice of Sale	\$2,000.00
Record Notice of Sale	\$75.00
Record Substitution of Trustee	\$15.00
T.S.G. Fee	\$900.55
Trustee's Fees	\$1,125.00

ADJUSTMENTS

<u>DESCRIPTION</u>	<u>TOTAL</u>
Accrued Late Charges	\$1,226.05
Late Charge Forecasted	\$76.63
Corporate Advance	\$246.00

PROMISSORY NOTE INFORMATION

Note Dated:	5/24/2007
Note Amount:	\$248,992.00
Interest Paid To:	3/1/2010
Next Due Date:	4/1/2010

TOTAL DUE AS OF 5/16/2015 \$126,599.97

IV.

The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$237,396.91, together with interest as provided in the Note from 4/1/2010, 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 10/2/2015. The defaults referred to in Paragraph II must be cured by 9/21/2015, (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 9/21/2015 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 9/21/2015 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the or the Grantor's successor interest or the holder of any recorded junior lien or encumbrance by paying the 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):

<u>NAME</u>	<u>ADDRESS</u>
Adam & Sarah Wahl	24187 Martin Road Sedro-Wooley, WA 98284
Wilmington Savings Fund Society	FSB/dba Christiana Trust 500 Delaware Ave., 11th Floor Wilmington, DE 19801
ADAM R. WAHL	6310 GOODHEW RD SEDRO WOOLLEY, WA 98284-8209
SARAH A. WAHL	6310 GOODHEW RD SEDRO WOOLLEY, WA 98284-8209
ADAM R. WAHL	6310 GOODHEW RD SEDRO WOOLLEY, WA 98284
SARAH A. WAHL	6310 GOODHEW RD SEDRO WOOLLEY, WA 98284
ADAM R. WAHL	7309 VALLEY VIEW RD SEDRO WOOLLEY WA 98284
SARAH A. WAHL	7309 VALLEY VIEW RD SEDRO WOOLLEY WA 98284
Occupant(s)/Tenant(s)	6310 GOODHEW RD SEDRO WOOLLEY, WA 98284

by both first class and certified mail on 1/5/2015, 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.

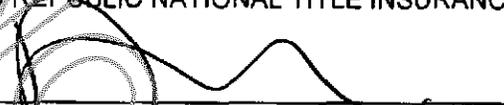
X.

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.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: 5/18/2015

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, as Successor Trustee


Dalaysia Ramirez, Assistant Secretary

For additional information or service you may contact:

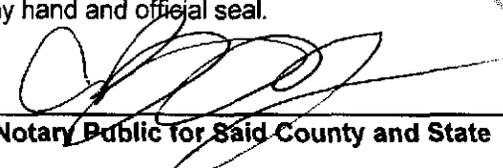
Old Republic National Title Insurance Company
2201 6th Avenue, Ste 1201
Seattle, WA 98121
(866) 263-5802
Automated Sales line (714) 573-1965 or visit: www.priorityposting.com

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California) ss.
County of Orange)

On **5/18/2015**, before me, **Carrisa Bey**, a Notary Public in and for said County and State, personally appeared **Dalaysia Ramirez** personally known to me (or 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.

WITNESS my hand and official seal.

Signature: 
Notary Public for Said County and State

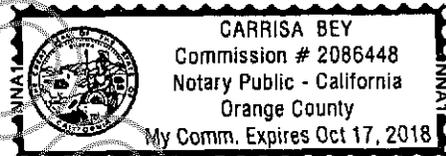


EXHIBIT "A"

PARCEL "A":

That portion of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at an existing iron pipe at the Northeast corner of said subdivision;
thence South $87^{\circ}20'08''$ West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;
thence South $1^{\circ}49'40''$ West, along said West line, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision;
thence continue South $1^{\circ}49'40''$ West along said West line, 100.31 feet to the true point of beginning;
thence South $87^{\circ}20'08''$ West parallel with said North line of said subdivision, 310.68 feet;
thence South $1^{\circ}49'40''$ West, parallel with said East line of said subdivision, 136.03 feet to the South line of said subdivision;
thence North $87^{\circ}19'57''$ East along said South line of said subdivision, 310.68 feet to an intersection with said West line of the East 40 feet of said subdivision;
thence North $1^{\circ}49'40''$ East along said West line 136.02 feet to the true point of beginning.

Also known as Tract B of Short Plat No. 53-72.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress and utilities over and across the following described 60 foot strip, EXCEPT that portion lying within the boundaries of the above described Parcel "A":

Beginning at an existing iron pipe at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M.;

thence South $87^{\circ}20'08''$ West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;

thence South $01^{\circ}49'40''$ West, along said West line 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision;

thence continue South $01^{\circ}49'40''$ West, along said West line, 90.28 feet to the true point of beginning;

thence continue South $01^{\circ}49'40''$ West, along said West line, 60.18 feet;

thence South $87^{\circ}20'08''$ West, parallel with said North line of said subdivision, 310.68 feet;

thence North $01^{\circ}49'40''$ East, parallel with said East line of said subdivision, 60.18 feet;

thence North $87^{\circ}20'08''$ East, parallel with said North line of said subdivision, 310.68 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.