

After Recording, Return to:
Nanci Lambert
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997



201509230026

Skagit County Auditor
9/23/2015 Page

1 of 4 11:49AM
\$75.00

File No.: 7345.27981
Grantors: Northwest Trustee Services, Inc.
Federal National Mortgage Association ("FNMA")
Grantee: James L Larson, Jr and Julia Price Larson, husband and wife
Ref to DOT Auditor File No.: 200211260085
Original NTS Auditor File No. 201410140055
Tax Parcel ID No.: P49533
Abbreviated Legal: PTN OF NE1/4 OF SW 1/4, 20-36-4 E WM, Skagit County, Washington

Amended Notice of Trustee's Sale
Pursuant to the Revised Code of Washington 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 of 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: Toll-free: 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: Toll-free: 1-800-569-4287. Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=ffc>

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: Toll-free: 1-800-606-4819. Web site: <http://nwjustice.org/what-clear>.

I.

On November 6, 2015, at 9:00 AM. Main Entrance of the Skagit County Courthouse, 205 W. Kincaid St. in the City of Mount Vernon, State of Washington, the 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:

That portion of the Northeast ¼ of the Southwest ¼ of section 20, township 36 north, range 4 East, W.M., described as follows:

Beginning at a point on the westerly right of way line of Old Highway 99 which is 500 feet southerly (as measured along said westerly line) of its intersection with the south line of the old wagon road in said subdivision, said point being the southeast corner of a tract conveyed to G.E. Hemphill and Annie Hemphill, husband and wife, by deed dated January 14, 1953, recorded May 19, 1953, under auditor's file No. 488473; thence west along the south line of said Hemphill tract and said south line extended west, 370 feet; thence southerly parallel with the westerly right of way of said Highway, 320 feet; thence east to a point on the westerly line of said Highway, which is 320 feet southerly of the point of beginning; thence northerly along said westerly line 320 feet to the point of beginning. Situate in the County of Skagit, State of Washington.

Commonly known as: 3706 Old Highway 99 North Road
Burlington, WA 98233

which is subject to that certain Deed of Trust dated 11/21/02 and recorded on 11/26/02, under Auditor's File No. 200211260085, records of SKAGIT County, Washington, from James L. Larson, Jr. and Julie D. Price-Larson, Husband and Wife, as Grantor, to Land Title of Skagit County, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Peoples Bank, as Beneficiary, the beneficial interest in which was assigned by Citimortgage, Inc to Federal National Mortgage Association ("FNMA"), under an Assignment/Successive Assignments recorded under Auditor's File No. 201402210014.

*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.

III.

The Beneficiary alleges default of the Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

		Amount due to reinstate as of 9/18/2015. If reinstating after this date, please contact NWTS for the exact reinstatement amount
Monthly Payments		\$61,356.90
Lender's Fees & Costs		\$2,664.29
Total Arrearage	\$64,021.19	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$950.00
Title Report		\$677.04
Statutory Mailings		\$118.92
Recording Costs		\$89.00
Postings		\$439.52
Sale Costs		\$723.96
Total Costs	<u>\$2,998.44</u>	
Total Amount Due:		\$67,019.63

IV.

The sum owing on the Obligation is: Principal Balance of \$131,745.65, together with interest as provided in the note or other instrument evidencing the Obligation from 09/01/12, 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 **November 6, 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 10/26/15 (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 10/26/15 (11 days before the sale date), the default(s) as set forth in paragraph III, together with any subsequent payments, late charges, 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 after 10/26/15 (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 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.

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

James Larson aka James L Larson Jr aka James L Larson
3706 Old Highway 99 North Road
Burlington, WA 98233

J Price-Larson aka Julie D Price-Larson
3706 Old Highway 99 North Road
Burlington, WA 98233

by both first class and certified mail, return receipt requested on 09/03/14, proof of which is in the possession of the Trustee; and on 09/03/14 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.

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

Date Executed: 9-21-15
Northwest Trustee Services, Inc., Trustee

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

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

Kathy Taggart

I certify that I know or have satisfactory evidence that Kathy Taggart 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: 9-21-15

RACHEL HANNA
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
11-01-18

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Kirkland
My commission expires 11-1-18

NORTHWEST TRUSTEE SERVICES, INC., 13555 SE 36TH ST. SUITE 100, BELLEVUE, WA 98006
PHONE (425) 586-1900 FAX (425) 586-1997

File No: 7345.27981

Borrower: Larson, James and Price-Larson, J

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

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