

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



201601280079

Skagit County Auditor \$77.00  
1/28/2016 Page 1 of 5 2:20PM

File No.: 8734.20041  
Trustee: Northwest Trustee Services, Inc.  
Grantors: Allen Gordon and Roseann Gordon, husband and wife  
Grantee: Pacific Union Financial, LLC  
Ref to DOT Auditor File No.: 201212280037  
Tax Parcel ID No.: 3862-000-056-0103 (P62048)  
Abbreviated Legal: PTN. TRACTS 55 AND 56, BIG LAKE WATERFRONT TRACTS, SKAGIT CO., WA

8590784  
1ST AM

#### 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](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=W&filterSvc=dfc>

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 **June 3, 2016**, 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:

That portion of Tracts 55 and 56, Big Lake Waterfront Tracts, according to the Plat thereof recorded in Volume 4 of Plats, Page 12, Records of Skagit County, Washington, and the vacated portion of Garden Drive, adjacent thereto which attached by operation of law when vacated October 15, 1956, under Commissioner's File No. 9686, described as follows; Beginning at a point on the South line of said Tract 56, which point bears North 69 degrees 47'40" East a distance of 0.21 feet from the original Southwest corner of said Tract 56, and which point is a point on the curve of the East right-of-way line of that county road known as Big Lake Boulevard, and at which point the tangent to the curve bears North 37 degrees 50'15" West; thence North 69 degrees 47'40" East along the South line of said Tract 56 a distance of 88.85 feet to the Southerly corner of that Tract conveyed to Richard E. Holeman by Quit Claim Deed recorded under Auditor's File No. 807174, Records of Skagit County, Washington; thence North 19 degrees 25'48" West along the West line of said Richard E. Holeman Tract a distance of 80.00 feet to the Northwest corner of said Richard E. Holeman Tract; thence continue North 19 degrees 25'48" West a distance of 134.82 feet to a point on the North line of said Tract 55; thence South 26 degrees 22'00" West along said North line of Tract 55 a distance of 154.08 feet to the original Northwest corner said Tract 55; thence continue South 26 degrees 22'00" West along the projected North line of said Tract 55 a distance of 28.92 feet to a point on the curve of the East right-of-way line of said county road known as Big Lake Boulevard and at which point the tangent to the curve bears South 52 degrees 22'22" East; thence Southerly on a curve to the right along said East right-of-way line of the county road, having a radius of 388.10 feet and arc distance of 98.45 feet to the True Point of Beginning. (Also known as Lot 1 of Survey, recorded in Volume 19 of Surveys, Page 107 and 108, on August 15, 1990, under Auditor's File No. 9705140086, Records of Skagit County, Washington.) Situated in Skagit County, Washington.

Commonly known as: 18343 West Big Lake Boulevard  
Mount Vernon, WA 98274

which is subject to that certain Deed of Trust dated 12/19/12, recorded on 12/28/12, under Auditor's File No. 201212280037, records of SKAGIT County, Washington, from Allen Gordon and Roseann Gordon husband and wife, as Grantor, to Ticor Title Company, as Trustee, to secure an obligation "Obligation" in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Paramount Equity Mortgage, LLC, a California Limited Liability Company, its successors and assigns, as Beneficiary, the beneficial interest in which was assigned by Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Paramount Equity Mortgage, LLC, beneficiary of the security instrument, its successors and assigns to Pacific Union Financial, LLC, under an Assignment/Successive Assignments recorded under Auditor's File No. 201510280002.

\*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 Deed of Trust for failure to pay the following amounts now in arrears and/or other defaults:

Amount due to reinstate as of  
1/25/2016. If reinstating after  
this date, please contact  
NWTS for the exact  
reinstatement amount.

Monthly Payments		\$16,600.65
Late Charges		\$811.80
Lender's Fees & Costs		\$148.45
Total Arrearage	\$17,560.90	
Trustee's Expenses (Itemization)		
Trustee's Fee		\$750.00
Title Report		\$913.57
Statutory Mailings		\$11.64
Recording Costs		\$15.00
Postings		\$80.00
Sale Costs		\$0.00
Total Costs	\$1,770.21	
Total Amount Due:		\$19,331.11

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$268,772.02, together with interest as provided in the note or other instrument evidencing the Obligation from 04/01/15, 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 June 3, 2016. 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 05/23/16 (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 05/23/16 (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 05/23/16 (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, 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):

NAME AND ADDRESS

Allen Gordon  
18343 West Big Lake Boulevard  
Mount Vernon, WA 98274

Roseann Gordon  
18343 West Big Lake Boulevard  
Mount Vernon, WA 98274

by both first class and certified mail, return receipt requested on 12/24/15, proof of which is in the possession of the Trustee; and on 12/24/15 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 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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

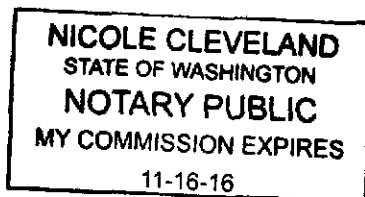
Date Executed: 1/26/16  
Northwest Trustee Services, Inc., Trustee

By Vonnie McElligott  
Authorized Signature  
13555 SE 36<sup>TH</sup> ST. SUITE 100  
BELLEVUE, WA 98006  
**Contact: Vonnie McElligott**  
**(425) 586-1900**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Vonnie McElligott 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: 1/26/16



Nicole Cleveland  
NOTARY PUBLIC in and for the State of  
Washington, residing at Des Moines  
My commission expires 11/16/16

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

File No: 8734.20041

Borrower: Gordon, Allen and Roseann

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.