



201602180039

Skagit County Auditor

\$126.00

2/18/2016 Page

1 of

4 11:06AM

**Return Address:**

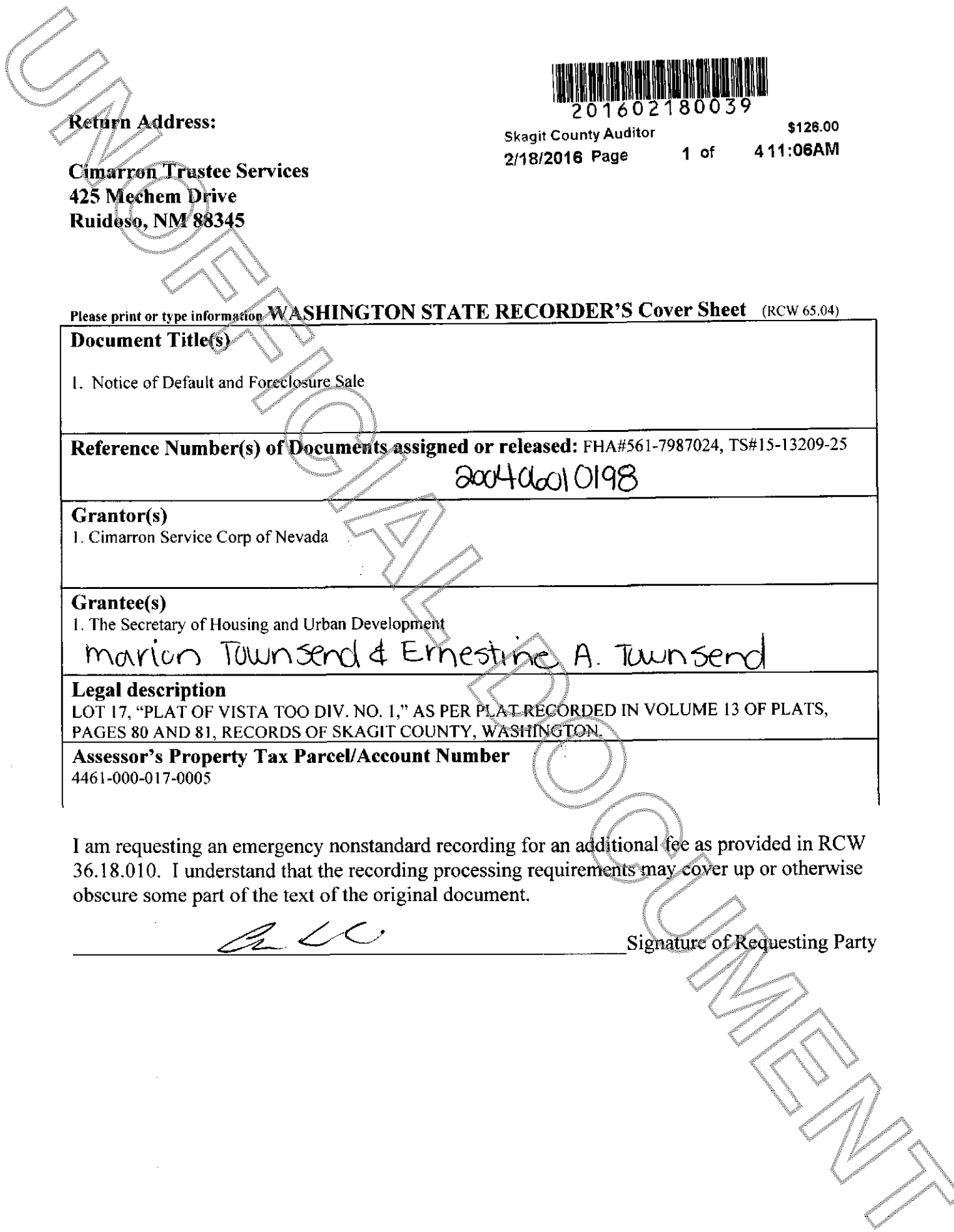
**Cimarron Trustee Services  
425 Mechem Drive  
Ruidoso, NM 88345**

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

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| <b>Document Title(s)</b><br>1. Notice of Default and Foreclosure Sale  |
| <b>Reference Number(s) of Documents assigned or released:</b> FHA#561-7987024, TS#15-13209-25<br>200406010198  |
| <b>Grantor(s)</b><br>1. Cimarron Service Corp of Nevada  |
| <b>Grantee(s)</b><br>1. The Secretary of Housing and Urban Development<br>marion Townsend & Ernestine A. Townsend  |
| <b>Legal description</b><br>LOT 17, "PLAT OF VISTA TOO DIV. NO. 1," AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON. |
| <b>Assessor's Property Tax Parcel/Account Number</b><br>4461-000-017-0005  |

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party



Recording Requested By:

WHEN RECORDED MAIL TO:  
Cimarron Trustee Services  
425 Mechem Drive  
Ruidoso, NM 88345

THIS SPACE FOR RECORDER'S USE ONLY

FHA # 561-7987024

TS#15-13209-25

## NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on 05/26/2004, a certain (Deed of Trust) was executed by Marion A. Townsend and Ernestine A. Townsend, Husband and Wife, as Trustor, in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB, as Beneficiary, and Land Title Company of Skagit County, as Trustee and was Recorded on 06/01/2004 as Instrument No. 200406010198, in the office of the Skagit County, Washington Recorder, and

WHEREAS, the Deed of Trust was insured by the UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT, (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded on 08/17/2009, as Instrument # 200908170108, in the office of the Skagit County, Washington Recorder, and

WHEREAS, a default has been made by reason of failure to pay all sums due under the Deed of Trust, pursuant to Paragraph 9 Subsection (i) of said deed of Trust and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable,

NOW THEREFORE, pursuant to power vesting in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of us as Foreclosure Commissioner" notice is hereby given that on 03/11/2016 at 10:00 A.M. local time, all real and personal property at or used in connection with following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as: 2408 Vista Lane, Anacortes, WA 98221

APN: 4461-000-017-0005

More thoroughly described as: LOT 17, "PLAT OF VISTA TOO DIV. NO. 1," AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON. STATE OF WASHINGTON.

The sale will be held at the following location: Skagit County Courthouse outside Main Entrance, located at 3rd & Kincaid, Mount Vernon WA 98273

Per The Secretary of Housing and Urban Development the estimated opening bid will be \$173,338.14

There will be no pro-ration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before the closing, his prorated share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making a bid, all bidders except the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount, in the form of a cashier's check made payable to the Foreclosure Commissioner **Cimarron Trustee Services**. Each oral bid need not be accompanied by a deposit. If the successful bid is an oral, a deposit of **\$17,333.81** must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a cashier's or certified check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time with which to deliver the remainder of the payment. All extensions will be for 9-day increments for a fee of \$600.00 paid in advance. The extension fee shall be in the form of certified or cashier's check made payable to the commissioner. If the high bidder closed the sale prior to the expiration period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of HUD Field Office Representative, offer the property to the second highest bidder to an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as proved herein HUD does not guarantee that the property will be vacant.

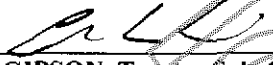
The amount that must be paid by the Mortgagor, to stop the sale prior to the scheduled sale date is **\$173,138.14 as of 03/10/2016**, PLUS all other amounts that are due under the mortgage agreement.

Plus advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents. Plus a commission for the Foreclosure commissioner and all other costs incurred in the connection with the foreclosure prior to reinstatement.

Date: January 29, 2016

FORECLOSURE COMMISSIONER:

**CIMARRON SERVICE CORP, of NEVADA**  
425 Mechem Drive  
Ruidoso, NM 88345  
Telephone No. (575) 808-8394  
Facsimile No. (575) 808-8397


  
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ANNE GIPSON, Trustee Sale Officer

State of: New Mexico  
County of: Lincoln

On January 29, 2016, before me **Clayton Latner**, undersigned Notary Public, in and for said state, personally appeared **Anne Gipson**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/or subscribed to the within instrument and known 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/s the person(s) or the entity upon behalf of which the person(s) acted, and executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New Mexico that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

  
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Clayton Latner                      Notary's Signature

My Commission Exp: 10/29/2017

