

WHEN RECORDED MAIL TO:
Quality Loan Service Corp. of Washington
C/O Quality Loan Service Corporation
411 Ivy Street
San Diego, CA 92101



Skagit County Auditor

\$76.00

5/5/2016 Page

1 of

4 2:42PM

TS No.: WA-14-620364-SW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN No.: 340431-4-015-0202

Title Order No.: 140083788-WA-MSI

Deed of Trust Grantor(s): JO ANN FRIEND, LARRY E FRIEND

Deed of Trust Grantee(s): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS

NOMINEE FOR ACCESS NATIONAL MORTGAGE CORPORATION

Deed of Trust Instrument/Reference No.: 200905290117

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.

I. **NOTICE IS HEREBY GIVEN** that Quality Loan Service Corp. of Washington, the undersigned Trustee, will on 9/2/2016, at 10:00 AM At main entrance Skagit County Courthouse, 3rd & Kincaid St, located at 205 W. Kincaid St, Mount Vernon, WA sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of 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:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31; THENCE SOUTH 89°13'19" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET, TO A POINT ON THE WEST BOUNDARY OF STATE HIGHWAY 99, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°13'19" WEST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 209.57 FEET; THENCE SOUTH 0°20'48" EAST PARALLEL TO THE WEST LINE OF SAID STATE HIGHWAY 99, A DISTANCE OF 155.02 FEET; THENCE NORTH 89°13'19" EAST, PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 209.57 FEET TO A POINT ON THE WEST BOUNDARY OF SAID STATE HIGHWAY 99; THENCE NORTH 0°20'48" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 155.02 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 8-73, APPROVED APRIL 2, 1973.) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

More commonly known as:

4009 OLD HWY 99 S, MT VERNON, WA 98273

which is subject to that certain Deed of Trust dated 5/14/2009, recorded 5/29/2009, under 200905290117 records of SKAGIT County, Washington, from LARRY E FRIEND AND JO ANN FRIEND, WHO ALSO APPEARS OF RECORD AS JO ANN M. FRIEND, as Grantor(s), to ROBERT W. KRAFT, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACCESS NATIONAL MORTGAGE CORPORATION, as Beneficiary, the

beneficial interest in which was assigned by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACCESS NATIONAL MORTGAGE CORPORATION** (or by its successors-in-interest and/or assigns, if any), to **USROF III Legal Title Trust 2015-1**, by **U.S. Bank National Association, as Legal Title Trustee**.

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 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:
Failure to pay when due the following amounts which are now in arrears: **\$115,235.71**

IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **\$271,453.16**, together with interest as provided in the Note from **1/1/2012** on, 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 **9/2/2016**. The defaults referred to in Paragraph III must be cured by **8/22/2016** (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 **8/22/2016** (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 **8/22/2016** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, 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

LARRY E FRIEND AND JO ANN FRIEND, WHO ALSO APPEARS OF RECORD AS JO ANN M. FRIEND

ADDRESS

4009 OLD HWY 99 S, MT VERNON, WA 98273

by both first class and certified mail, 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. These requirements were completed as of **3/18/2016**.

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.

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

The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: <http://portal.hud.gov/hudportal/HUD> or for Local counseling agencies in Washington: <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** or Web site: <http://nwjustice.org/what-clear>.

If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

As required by law, you are hereby notified that a negative credit report reflecting on your credit record
may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

Dated:

MAY 03 2016

Lauren Esquivel

Quality Loan Service Corp. of Washington, as Trustee
By: Lauren Esquivel, Assistant Secretary

Trustee's Mailing Address:

Quality Loan Service Corp. of Washington
C/O Quality Loan Service Corp.
411 Ivy Street, San Diego, CA 92101
(866) 645-7711

Trustee's Physical Address:

Quality Loan Service Corp. of Washington
108 1st Ave South, Suite 202
Seattle, WA 98104
(866) 925-0241

Sale Line: 916.939.0772

Or Login to: <http://wa.qualityloan.com>

TS No.: WA-14-620364-SW

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

County of: San Diego

On 5/3/2016 before me, **COURTNEY PATANIA**, a notary public, personally
appeared Lauren Esquivel, who 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.

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

WITNESS my hand and official seal.

(Seal)

Courtney Patania
Signature

COURTNEY PATANIA

