



201605090116

Skagit County Auditor

\$77.00

5/9/2016 Page

1 of

5 2:30PM

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

File No.: 7236.26716
Trustee: Northwest Trustee Services, Inc.
Grantors: Cloudy Skies Properties LLC
Grantee: U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2007-OA3
Ref to DOT Auditor File No.: 200701120150
Tax Parcel ID No.: 4390-000-028-0008/P81174
Abbreviated Legal: Lot 28, College Meadow Div. No. 2, Skagit Co., WA

Notice of Trustee's Sale

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

I.

On **August 12, 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:

Lot 28, College Meadow Div. No. 2, according to the Plat thereof recorded in Volume 12 of Plats, Page 42, Records of Skagit County, Washington. Situated in Skagit County, Washington

Commonly known as: 416 South 25th Street
Mount Vernon, WA 98274

which is subject to that certain Deed of Trust dated 01/05/07, recorded on 01/12/07, under Auditor's File No. 200701120150, records of SKAGIT County, Washington, from Peter A. Schaub, as his sole and separate property, as Grantor, to Chicago Title Insurance, as Trustee, to secure an obligation "Obligation" in favor of Washington Mutual Bank, FA, as Beneficiary, the beneficial interest in which was assigned by JPMorgan Chase Bank, National Association, as Successor-in-interest to Washington Mutual Bank, f/k/a Washington Mutual Bank, FA to U.S. Bank National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2007-OA3, under an Assignment/Successive Assignments recorded under Auditor's File No. 201012300095.

*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 5/4/2016. If reinstating after this date, please contact NWTs for the exact reinstatement amount
Monthly Payments	\$10,217.88
Late Charges	\$49.44
Lender's Fees & Costs	\$406.87
Total Arrearage	\$10,674.19
Total Amount Due:	\$10,674.19

Other known defaults as follows:

IV.

The sum owing on the Obligation is: Principal Balance of \$199,876.71, plus \$1,000.00 for loan modification, together with interest as provided in the note or other instrument evidencing the Obligation from 05/01/15, 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 August 12, 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 08/01/16 (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 08/01/16 (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 08/01/16 (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

Peter A. Schaub aka Peter Schaub
416 South 25th Street
Mount Vernon, WA 98274

Unknown Spouse and/or Domestic Partner
of Peter A. Schaub aka Peter Schaub
416 South 25th Street
Mount Vernon, WA 98274

Peter A. Schaub aka Peter Schaub
16626 Northeast 19th Place
Bellevue, WA 98008

Unknown Spouse and/or Domestic Partner
of Peter A. Schaub aka Peter Schaub
16626 Northeast 19th Place
Bellevue, WA 98008

Peter A. Schaub aka Peter Schaub
8060 136th Avenue Southeast
Newcastle, WA 98059

Unknown Spouse and/or Domestic Partner
of Peter A. Schaub aka Peter Schaub
8060 136th Avenue Southeast
Newcastle, WA 98059

Peter A. Schaub aka Peter Schaub
PO Box 1353
Issaquah, WA 98027

Unknown Spouse and/or Domestic Partner
of Peter A. Schaub aka Peter Schaub
PO Box 1353
Issaquah, WA 98027

Peter A. Schaub aka Peter Schaub
6043 45th Avenue Southwest
Seattle, WA 98136

Unknown Spouse and/or Domestic Partner
of Peter A. Schaub aka Peter Schaub
6043 45th Avenue Southwest
Seattle, WA 98136

Peter A. Schaub aka Peter Schaub
16802 Northeast 105th Street
Redmond, WA 98052

Unknown Spouse and/or Domestic Partner
of Peter A. Schaub aka Peter Schaub
16802 Northeast 105th Street
Redmond, WA 98052

Peter A. Schaub aka Peter Schaub
911 164th Place Northeast
Bellevue, WA 98008

Peter A. Schaub aka Peter Schaub
125 Northwest 203rd Street
Shoreline, WA 98177

Unknown Spouse and/or Domestic Partner
of Peter A. Schaub aka Peter Schaub
125 Northwest 203rd Street
Shoreline, WA 98177

Peter A. Schaub aka Peter Schaub
4110 12th Avenue Northeast
Seattle, WA 98105

Unknown Spouse and/or Domestic Partner
of Peter A. Schaub aka Peter Schaub
4110 12th Avenue Northeast
Seattle, WA 98105

Cloudy Skies Properties LLC
PO Box 1353
Issaquah, WA 98027

Cloudy Skies Properties LLC
c/o Jean M. Chapman, Reg Agent
22525 Southeast 64th Place, Suite 262
Issaquah, WA 98027

Cloudy Skies Properties LLC
416 South 25th Street
Mount Vernon, WA 98274

Cloudy Skies Properties LLC
16626 Northeast 19th Place
Bellevue, WA 98008

Cloudy Skies Properties LLC
c/o Jean M. Chapman, Reg Agent
PO Box 1353
Issaquah, WA 98027

by both first class and certified mail, return receipt requested on 03/28/16, proof of which is in the possession of the Trustee; and on 03/26/16 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 1 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.

