



201606020045

RECORDING REQUESTED BY:

Skagit County Auditor

\$76.00

6/2/2016 Page

1 of

4 12:17PM

WHEN RECORDED MAIL TO:  
North Cascade Trustee Services Inc.  
801 Second Avenue, Suite 600  
Seattle, WA 98104

TS #60480-00219-NJ-WA APN #P18871/331032-0-007-1101  
Reference Number: 201303290133  
Abbreviated Legal: PTN. GOV'T LOT 7, 32-33-10 (AKA TRACT 7 TRAIL CREEK SURVEY)  
Grantor: Camron M McGown  
Grantee: North Cascade Trustee Services Inc.  
Original Beneficiary: Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Leaderone Financial Corporation

**NOTICE OF TRUSTEE'S SALE**  
**PURSUANT TO THE REVISED CODE OF WASHINGTON**  
**CHAPTER 61.24 ET. SEQ.**

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

**THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.**

You have only 20 DAYS from the recording date on 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=WA&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.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on October 7, 2016, at the hour of 10:00 AM at Skagit County Superior Courthouse, main entrance, 205W. Kincaid Street, Mt. Vernon, WA 98273 sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

**BEGINNING AT THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; THENCE ALONG THE WEST LINE OF SAID SECTION 32, SOUTH 01°21'02" WEST 177.33 FEET; THENCE SOUTH 89°11'09" EAST. 30.00 FEET TO A POINT ON THE EAST LINE OF THE EXISTING COUNTY ROAD AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 01°21'02" WEST, 219.74 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°11'09" . EAST TO THE SAUK RIVER; THENCE ALONG THE SAUK RIVER AND ALONG THE SOUTHEASTERLY LINE OF GOVERNMENT LOT 7 IN A NORTHEASTERLY DIRECTION TO A POINT WHENCE THE TRUE POINT OF BEGINNING BEARS NORTH 89°11'09' WEST; THENCE NORTH 89°11'09" WEST TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL LIES WHOLLY WITHIN GOVERNMENT LOT 7, SECTION 32, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN. (ALSO KNOWN AS TRACT 7, TRAIL CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 92 OF PLATS, PAGES 576 THROUGH 589, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON). SITUATED IN SKAGIT COUNTY, WASHINGTON.**

**APN: P18871/331032-0-007-1101**

More commonly known as: **55065 E Sauk Lane, Darrington, WA 98241**

which is subject to that certain Deed of Trust dated January 24, 2013, recorded March 29, 2013, under Auditor's File No. 201303290133, records of Skagit County, Washington, from Camron M McGown, single man as his separate estate as Grantor, to Chicago Title, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Leaderone Financial Corporation as Beneficiary, the beneficial interest in which was assigned to Alabama Housing Finance Authority under an Assignment recorded on March 14, 2016 under Auditor's File 201603140039 in the official records in the Office of the Recorder of Skagit County, Washington.

II.

No action commenced by the current 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 Beneficiary alleges default of the Deed of Trust as of for failure to pay the following amounts now in arrears and/or other defaults:

Payments	\$11,204.12
Late Charges	\$553.36
Bad Check	\$30.00
Fees	\$81.74

Grand Total

\$11,869.22

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$195,024.86, together with interest as provided in the note or other instrument secured from October 1, 2015, and such other costs and fees as are due under the note or other instrument secured, and 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. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on October 7, 2016. The defaults referred to in paragraph III must be cured by September 26, 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 September 26, 2016 (11 days before the sale date), the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers' or certified check from a state or federally chartered bank. The sale may be terminated any time after September 26, 2016 (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 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 addresses:

Camron M McGown  
55065 E Sauk Lane  
Darrington, WA 98241

Unknown Spouse of Camron M McGown  
55065 E Sauk Lane  
Darrington, WA 98241

Current Occupant  
55065 E Sauk Lane  
Darrington, WA 98241

by both first-class and certified mail on April 29, 2016, 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.

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 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.

To access sale information, please go to [salestrack.tdsf.com](http://salestrack.tdsf.com)  
or call the automated sales line at: 888-988-6736.

Dated: June 1, 2016

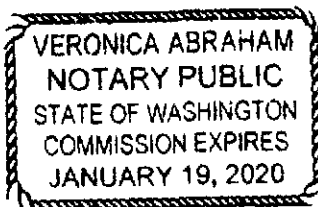
North Cascade Trustee Services Inc.,  
Duly Appointed Successor Trustee

  
By Emily Westerlund, Authorized Signatory  
801 Second Avenue, Suite 600  
Seattle, Washington 98104  
Telephone 1-855-676-9686

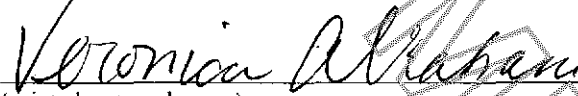
STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF KING         )

I certify that I know or have satisfactory evidence that Emily Westerlund is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6/1/16



NOTARY PUBLIC in and for the State of  
Washington, residing at Tacoma,  
County of Pierce

  
(printed or typed name)

My appointment expires 01/19/2020