



201610050067

RECORDING REQUESTED BY

Skagit County Auditor

\$76.00

10/5/2016 Page

1 of

4 11:51AM

AND WHEN RECORDED MAIL TO:

North Star Trustee, LLC

6100 219th ST SW, Suite 480

Mountlake Terrace, Washington 98043

160116062

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 4629-000-003-0002 (P104970)

Deed of Trust Instrument No.: 200510030155

Grantor: MARIA E. VELASCO AND JOSE ANTONIO VELASCO, WIFE AND HUSBAND

Grantee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMECOMING FINANCIAL NETWORK, INC. ITS SUCCESSORS AND ASSIGNS

TS No: 16-42939

NOTICE OF TRUSTEE'S SALE**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: 1-877-894HOME (1-877-894-4663)
Web site: <http://www.dfi.wa.gov/consumers/homeownership/>The United States Department of Housing and Urban Development: Telephone: 1-800-569-4287
Web site: <http://portal.hud.gov/hudportal/HUD>The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys
Telephone: 1-800-606-4819 Web site: <http://www.ocla.wa.gov/>

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee, **North Star Trustee, LLC** will on **2/3/2017, at 10:00 AM at main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA** 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:

LOT 3, "THE MEADOW PHASE 1-A PLANNED UNIT DEVELOPMENT PLAT", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 167 THROUGH 172, INCLUSIVE RECORDS OF SKAGIT COUNTY, WASHINGTON.

Commonly known as: 2416 EAST MEADOW BOULEVARD
MOUNT VERNON, WA 98273

which is subject to that certain Deed of Trust dated 9/22/2005, recorded 10/3/2005, under Auditor's File No. 200510030155, records of Skagit County, Washington, from MARIA E. VELASCO AND JOSE ANTONIO VELASCO, WIFE AND HUSBAND, as Grantor(s), to FIRST AMERICAN TITLE COMPANY OF SKAGIT

T.S. No.: 16-42939

COUNTY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMECOMING FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS. West Coast Capital Group, Inc. is the holder of the Promissory Note and current Beneficiary of the Deed of Trust.

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.

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 as of 9/30/2016:

PAYMENT INFORMATION

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>AMOUNT</u>	<u>TOTAL</u>
5/28/2013	09/30/2016	41	\$450.00	\$18,450.00
Corporate Advances				\$1,886.28

LATE CHARGE INFORMATION

TOTAL
\$1,005.00

PROMISSORY NOTE INFORMATION

Note Dated:	9/22/2005
Note Amount:	\$85,000.00
Interest Paid To:	4/28/2013
Next Due Date:	5/28/2013

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal \$83,455.93, together with interest as provided in the note or other instrument secured from the 4/28/2013, 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 **2/3/2017**. The default(s) referred to in Paragraph III must be cured by 1/23/2017, (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 1/23/2017 (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 1/23/2017 (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 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:

NAME

JOSE ANTONIO VELASCO

JOSE ANTONIO VELASCO

ADDRESS

2416 EAST MEADOW BOULEVARD
MOUNT VERNON, WA 98273

2825 E. COTTONWOOD PKWY STE 500
SALT LAKE CITY, UT 84121

T.S. No.: 16-42939

MARIA E. VELASCO AKA MARIA ELENA
VELASCO AKA MARIE E. VELASCO

2416 EAST MEADOW BOULEVARD
MOUNT VERNON, WA 98273

MARIA E. VELASCO AKA MARIA ELENA
VELASCO AKA MARIE E. VELASCO

2825 E. COTTONWOOD PKWY STE 500
SALT LAKE CITY, UT 84121

by both first class and certified mail on 8/4/2016, 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 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.

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 and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the Unlawful Detainer Act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: 10/3/2016

North Star Trustee, LLC, as Trustee



Lisa Hackney, VP of Trustee Operations

Address for service:

North Star Trustee, LLC

6100 219th ST SW, Suite 480

Mountlake Terrace, Washington 98043

Phone No: (206) 866-5345


Beneficiary / Servicer Phone: 714-282-2424 ext. 287

T.S. No.: 16-42939

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Lisa Hackney 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 VP of Trustee Operations of North Star Trustee, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/3/16



Kellie Barnes
NOTARY PUBLIC in and for the State of
Washington, residing at Lynnwood, WA
My commission expires 3/18/2020

