

RECORDING REQUESTED BY:



201702010036

Skagit County Auditor

\$77.00

2/1/2017 Page

1 of

5 12:13PM

WHEN RECORDED MAIL TO:
North Cascade Trustee Services Inc.
901 Fifth Avenue, Suite 410
Seattle, WA 98164

TS #60267-02578-NJ-WA

APN #4173-000-008-0302

Reference Number: 200711020026

Abbreviated Legal: LOT 8 PLAT OF STATE STREET ADD TO SEDRO

Grantor: JOSE F GONZALEZ-PARTIDA and OLIVIA Y HERNANDEZ-ALVAREZ

Grantee: North Cascade Trustee Services Inc.

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), solely as nominee for COUNTRYWIDE HOME LOANS, INC

**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.

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 June 9, 2017, 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:

SEE ATTACHED

APN: 4173-000-008-0302

More commonly known as: **929 WILLARD COURT, SEDRO WOOLLEY, WA 98284**

which is subject to that certain Deed of Trust dated October 29, 2007, recorded November 2, 2007, under Auditor's File No. 200711020026, records of Skagit County, Washington, from JOSE F GONZALEZ-PARTIDA and OLIVIA Y HERNANDEZ-ALVAREZ, husband and wife as Grantor, to LANDSAFE TITLE OF WASHINGTON, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), solely as nominee for COUNTRYWIDE HOME LOANS, INC as Beneficiary, the beneficial interest in which was assigned to BANK OF AMERICA, N.A. under an Assignment recorded on June 24, 2011 under Auditor's File 201106240066 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	\$158,845.56
Late Charges	\$6,482.80
Fees	\$780.00
Paid Recoverable	\$4,097.88
Grand Total	\$170,206.24

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$209,588.78, together with interest as provided in the note or other instrument secured from January 1, 2009, 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 June 9, 2017. The defaults referred to in paragraph III must be cured by May 28, 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 May 28, 2017 (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 May 28, 2017 (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:

JOSE F GONZALEZ-PARTIDA
929 WILLARD COURT
SEDRO WOOLLEY, WA 98284

OLIVIA Y HERNANDEZ-ALVAREZ
929 WILLARD COURT
SEDRO WOOLLEY, WA 98284

Current Occupant
929 WILLARD COURT
SEDRO WOOLLEY, WA 98284

by both first-class and certified mail on October 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 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.

Prepared by: MIGUEL ALMEIDA

COUNTRYWIDE HOME LOANS, INC.

Branch #: 0000710
6440 SOUTHPOINT PARKWAY #300
JACKSONVILLE, FL 32216
Phone: (866)205-9595
Br Fax No.: (000)000-0000

DATE: 10/29/2007
CASE #: WA5618418355703
DOC ID #: 00018072046910007
BORROWER: JOSE F. GONZALEZ-PARTIDA
PROPERTY ADDRESS: 929 WILLARD COURT
SEDRO WOOLLEY, WA 98284

LEGAL DESCRIPTION EXHIBIT A

That portion of Lot 8, PLAT OF STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, and portion of vacated street adjoining, all being more particularly described as follows:

Commencing at the Northwest corner of said Lot 8;
thence South 89°59'45" East along the North line of said Lot 8 for a distance of 106.33 feet;
thence South 01°21'49" East for a distance of 154.04 feet to the true point of beginning;
thence continuing South 01°21'49" East for a distance of 35.00 feet;
thence North 89°59'45" West for a distance of 20.01 feet;
thence South 01°21'49" East for a distance of 100.04 feet to the South line of said Lot 8;
thence South 89°59'45" East along said South line for a distance of 93.20 feet to the East line of the Southwest Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;
thence North 02°43'36" West along said East line for a distance of 135.16 feet to a point from which the true point of beginning bears North 89°59'45" West;
thence North 89°59'45" West for a distance of 69.98 feet to the true point of beginning;

EXCEPT the South 7.00 feet thereof.

Situate in Skagit County, Washington.

FHAVA/CONV
Legal Description Exhibit A
2C404-XX (04/03)(d)



200711020026
Skagit County Auditor