

RECORDING REQUESTED BY:



201702130068

Skagit County Auditor

\$78.00

2/13/2017 Page

1 of

6 10:58AM

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

TS #60128-30960-NJ-WA APN #34011400040009 (P19369)
Reference Number: 200411160105
Abbreviated Legal: PTN N 1/2 OF SW 1/4, SEC. 14, T34N, R1EWM
Grantor: Jonathon Jones and Kenneth Jones
Grantee: North Cascade Trustee Services Inc.
Original Beneficiary: AMERIQUEST MORTGAGE COMPANY

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 16, 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 LEGAL DESCRIPTION ATTACHED HERETO

APN: 34011400040009 (P19369)

More commonly known as: **4126 GINNETT RD, ANNACORTES, WA 98221**

which is subject to that certain Deed of Trust dated November 5, 2004, recorded November 16, 2004, under Auditor's File No. 200411160105, records of Skagit County, Washington, from Jonathon Jones and Kenneth Jones, each as their separate estate as Grantor, to TRANSNATION TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of AMERIQUEST MORTGAGE COMPANY as Beneficiary, the beneficial interest in which was assigned to Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11 under an Assignment recorded on October 14, 2010 under Auditor's File 201010140057 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:

Principal Payment	\$1,707.67
Suspense Balance	\$-4.99
Interest Due	\$4,784.33
Escrow Payment	\$4,008.00
Grand Total	\$10,495.01

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$213,380.92, together with interest as provided in the note or other instrument secured from June 1, 2016, 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 16, 2017. The defaults referred to in paragraph III must be cured by June 5, 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 June 5, 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 June 5, 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:

Jonathon Jones
4126 GINNETT RD
ANNACORTES, WA 98221

Jonathon Jones
4203 Thunder Lane
Anacortes, WA 98221

Kenneth Jones
4126 GINNETT RD
ANNACORTES, WA 98221

Kenneth Jones
4203 Thunder Lane
Anacortes, WA 98221

Unknown Spouse of Jonathon Jones
4126 GINNETT RD
ANNACORTES, WA 98221

Unknown Spouse of Jonathon Jones
4203 Thunder Lane
Anacortes, WA 98221

Unknown Spouse of Kenneth Jones
4126 GINNETT RD
ANNACORTES, WA 98221

Unknown Spouse of Kenneth Jones
4203 Thunder Lane
Anacortes, WA 98221

Current Occupant
4126 GINNETT RD
ANNACORTES, WA 98221

by both first-class and certified mail on December 19, 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 <http://www.stoxposting.com/sales-calendars>

Dated: February 9, 2017

North Cascade Trustee Services Inc.,
Duly Appointed Successor Trustee

Emily Leabo

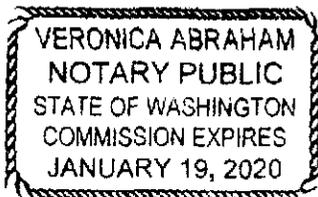
By Emily Leabo, Authorized Signatory
901 Fifth Avenue, Suite 410
Seattle, Washington 98164
Telephone 1-855-676-9686

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Emily Leabo 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 authorized signatory of North Cascade Trustee Services Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 9, 2017

Veronica Abraham
NOTARY PUBLIC in and for the State of
Washington, residing at Tacoma
County of Pierce
Veronica Abraham
(printed or typed name)



My appointment expires: 01-19-20

EXHIBIT "A"

A portion of the North Half of the Southwest Quarter of Section 14, Township 34 North, Range 1, East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said subdivision;
thence South 89°38' East along the North line of said subdivision 779.45 feet to the true point of beginning for this description;
thence South 0°48'30" West along an existing fence line 330.0 feet;
thence South 89°38' East 660.0 feet;
thence North 0°48'30" East 330.0 feet to the North line of said subdivision;
thence North 89°38' West 660.0 feet to the true point of beginning;

EXCEPT county road along the North boundary thereof, known as Ginnett Road or Deception Pass-Burrows Bay Road.

TOGETHER WITH that portion of the North Half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 34 North, Range 1 East of the Willamette Meridian, Skagit County, Washington, described as follows:

Commencing at the Northwest corner of said North Half;
thence South 88°40'52" East along the North line of said North Half, a distance of 779.45 feet;
thence South 01°45'38" West, a distance of 330.00 feet to the true point of beginning;
thence North 88°40'52" West, a distance of 70.69 feet;
thence South 00°05'55" West, a distance of 346.32 feet to the South line of said North Half;
thence South 89°03'50" East along said South line, a distance of 633.63 feet to the Southeast corner of North Half;
thence North 00°09'45" West along the East line of said North Half, a distance of 342.12 feet;
thence North 88°40'52" West, a distance of 561.46 feet to the true point of beginning;

Situate in Skagit County, Washington.

- END OF EXHIBIT "A" -



200411160105
Skagit County Auditor