

Recording Requested By
First American Mortgage Solutions

AFTER RECORDING RETURN TO:

Aztec Foreclosure Corporation of Washington
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
(360) 253-8017 / (877) 430-4787

File #: 15-116970CGG



201707190020

Skagit County Auditor \$80.00
7/19/2017 Page 1 of 8 1:27PM

GUARDIAN NORTHWEST TITLE CO.

110420

NOTICE OF TRUSTEE'S SALE

AFC #15-116970 Title Order No.:8586463

NOTICE IS HEREBY GIVEN that the undersigned Trustee, AZTEC FORECLOSURE CORPORATION OF WASHINGTON will on **November 17, 2017, at the hour of 10:00 am** At main entrance Skagit County Courthouse, 3rd & Kincaid St, located at 205 W. Kincaid St, Mount Vernon, WA, State of Washington, sell at public auction to the highest and best bidder, payable at time of sale, the following described real property, situated in the County of Skagit, State of Washington, to-wit:

TRACT 2, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 48 THROUGH 51, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Abbrev. Legal: TRACT 2 CEDARGROVE ON THE SKAGIT
Tax Parcel No.: 3877-000-002-0002
Commonly known as: 8351 Cedar Grove Ave, Concrete, WA 98237

which is the subject of that certain Deed of Trust dated February 12, 2003, recorded February 24, 2003, under Auditor's File No. 200302240224, records of Skagit County, Washington, from Alan M. Briggs and Jeanette D. Lamkin-Briggs, Husband and Wife as Grantor, to Greenhead Investments, Inc., A California Corporation as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Sierra Pacific Mortgage Company, Inc. its successors and assigns, as Beneficiary, which as assigned by Carrington Mortgage Services, LLC. to J.P. MORGAN MORTGAGE ACQUISITION CORP under an assignment recorded at Instrument No. 201612060077.

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:

Monthly payments in the amount(s) of \$729.77 from May 1, 2015 through September 1, 2015 and \$704.02 from October 1, 2015 through July 1, 2017 together with all fees, costs and or disbursements incurred or paid by the beneficiary and or trustee, their employees, agents or assigns. The Trustee's fees and costs are estimated at \$3,018.79 as of July 12, 2017. The amount to cure the default payments as of the date of this notice is \$22,132.26. Payments and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the reinstatement amount so that you may be advised of the exact amount you would be required to pay.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal Balance \$71,224.53, together with interest in the Note or other instrument secured from April 1, 2015, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. The amount necessary to pay off the entire obligation secured by your Deed of Trust as the date of this notice is \$22,132.26. Interest and late charges may continue to accrue and additional advances to your loan may be made. It is necessary to contact the beneficiary or Trustee prior to the time you tender the payoff amount so that you may be advised of the exact amount you would be required to pay.

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 November 17, 2017. 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 November 6, 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 on or before November 6, 2017 (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 November 6, 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:

Alan M Briggs
8351 Cedar Grove Ave
Concrete, WA 98237

Estate of Jeanette D Lamkin-
Briggs
8351 Cedar Grove Ave
Concrete, WA 98237

Spouse of Alan M Briggs
8351 Cedar Grove Ave
Concrete, WA 98237

Jeanette D Lamkin-Briggs
8351 Cedar Grove Ave
Concrete, WA 98237

Heirs and Devisees of Jeanette
D Lamkin-Briggs
4525 164th St SW Apt M201
Lynnwood, WA 98087

Spouse of Alan M Briggs
4525 164th St SW
APT M201
Lynnwood, WA 98087

Alan M Briggs
4525 164th St SW
APT M201
Lynnwood, WA 98087

Estate of Jeanette D Lamkin-
Briggs
4525 164th St SW Apt M201
Lynnwood, WA 98087

Alan M Briggs
22122 35th PL S Apt H303
Kent, WA 98032

Alan M Briggs
1024 Central Ave S
Kent, WA 98032

Heirs and Devisees of Jeanette
D Lamkin-Briggs

Spouse of Alan M Briggs
22122 35th PL S Apt H303
Kent, WA 98032

Alan M Briggs
821 Cedar Grove Ave
Concrete, WA 98237

22122 35th PL S Apt H303
Kent, WA 98032

Alan M Briggs
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Kent, WA 98032

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Estate of Jeanette D Lamkin-
Briggs
821 Cedar Grove Ave
Concrete, WA 98237

Spouse of Alan M Briggs
1024 Central Ave S
Kent, WA 98032

Alan M Briggs
31811 Pacific hwy S
#B115
Federal Way, WA 98003

Jeanette D Lamkin-Briggs
31811 Pacific hwy S
#B115
Federal Way, WA 98003

Heirs and Devisees of Jeanette
D Lamkin-Briggs
31811 Pacific hwy S
#B115
Federal Way, WA 98003

Spouse of Alan M Briggs
31811 Pacific hwy S
#B115
Federal Way, WA 98003

Estate of Jeanette D Lamkin-
Briggs
31811 Pacific hwy S
#B115
Federal Way, WA 98003

Spouse of Alan M Briggs
821 Cedar Grove Ave
Concrete, WA 98237

by both first class and certified mail on May 11, 2017 proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on May 30, 2017 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 above, and whose telephone number is (360) 253-8017 / (877) 430-4787 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 an 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 61.24.60.

XI.

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) or 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 or National 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 or Web site: <http://nwjustice.org/what-clear>

XII.

A list of the persons this Notice was sent to is attached hereto as exhibit "A".

XIII.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE: AZTEC FORECLOSURE CORPORATION OF WASHINGTON is attempting to collect a debt and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or to hold you personally liable for the debt.

DATED this 13th day of July, 2017

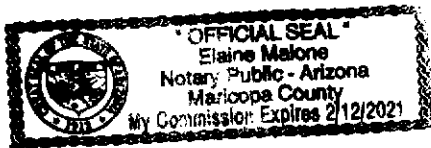
AZTEC FORECLOSURE CORPORATION OF WASHINGTON

By: [Signature]
Kari Sheehan
Asst V.P. / Assistant Sec.
3636 N. Central Ave., Suite 400
Phoenix, AZ 85012
(360) 253-8017 / (877) 430-4787

ADDRESS FOR PERSONAL SERVICE
Aztec Foreclosure Corporation of Washington
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

This instrument was acknowledged before me this 13 day of July, 2017, by Kari Sheehan, Asst V.P. / Assistant Sec.



[Signature]
Notary Public in and for the State of Arizona

My Commission Expires: _____

UNOFFICIAL DOCUMENT

EXHIBIT "A"

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Jeanette D Lamkin-Briggs
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Alan M Briggs
31811 Pacific hwy S
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Federal Way, WA 98003

Occupant(s)
8351 Cedar Grove Ave
Concrete, WA 98237

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#B115
Federal Way, WA 98003

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Federal Way, WA 98003

Spouse of Alan M Briggs
821 Cedar Grove Ave
Concrete, WA 98237

Public Utility District No. 1 of Skagit County
P.O. Box 1436
Mount Vernon, WA 98273

Cedargrove Maintenance Company
P.O. Box 724
Concrete, WA 98237