

RECORDING REQUESTED BY:



Skagit County Auditor
9/26/2017 Page

1 of

\$77.00
4 11:04AM

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

TS #60480-00537-NJ-WA APN #P37595 / 350425-0-008-0008
Reference Number: 201602120099
Abbreviated Legal: PTN NW NW, 25-35-04
Grantor: Andrew T Hodgins
Grantee: North Cascade Trustee Services Inc.
Original Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for Guild Mortgage Company, a California 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.

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 January 26, 2018, 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:

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 221 FEET WEST AND 400 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST, 120 FEET; THENCE SOUTH, 120 FEET; THENCE EAST, 111.5 FEET; THENCE NORTHERLY, 41 FEET, MORE OR LESS, TO A POINT 80 FEET DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH, 80 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 349.06 FEET WEST ON THE NORTH BOUNDARY LINE OF SAID SECTION FROM THE 1/16TH CORNER WHICH IS 1,308.4 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 25, AND 477.74 FEET SOUTH TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89°14' EAST. SITUATED IN SKAGIT COUNTY, WASHINGTON.

APN: P37595 / 350425-0-008-0008

More commonly known as: **1211 Batey Rd, Sedro-Woolley, WA 98284**

which is subject to that certain Deed of Trust dated February 9, 2016, recorded February 12, 2016, under Auditor's File No. 201602120099, records of Skagit County, Washington, from Andrew T Hodgins, an unmarried man as Grantor, to Fidelity National Title Company of Washington, a Washington Corporation, as Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems Inc. as nominee for Guild Mortgage Company, a California Corporation as Beneficiary, the beneficial interest in which was assigned to Alabama Housing Finance Authority under an Assignment recorded on June 19, 2017 under Auditor's File 201706190009 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	\$7,622.16
Late Charges	\$298.69
Corporate Advances	\$535.00
Grand Total	\$8,455.85

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$164,036.01, together with interest as provided in the note or other instrument secured from April 1, 2017, 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 January 26, 2018. The defaults referred to in paragraph III must be cured by January 15, 2018 (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 January 15, 2018 (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 with cashiers' or certified check from a state or federally chartered bank. The sale may be terminated any time after January 15, 2018 (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:

Andrew T Hodgins
1211 Batey Rd
Sedro-Woolley, WA 98284

Unknown Spouse of Andrew T Hodgins
1211 Batey Rd
Sedro-Woolley, WA 98284

Current Occupant
1211 Batey Rd
Sedro-Woolley, WA 98284

by both first-class and certified mail on August 14, 2017, 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: September 22, 2017

North Cascade Trustee Services Inc.,
Duly Appointed Successor Trustee

Heather Berthiaume

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

STATE OF WASHINGTON)

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Heather Berthiaume 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: September 22, 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

